

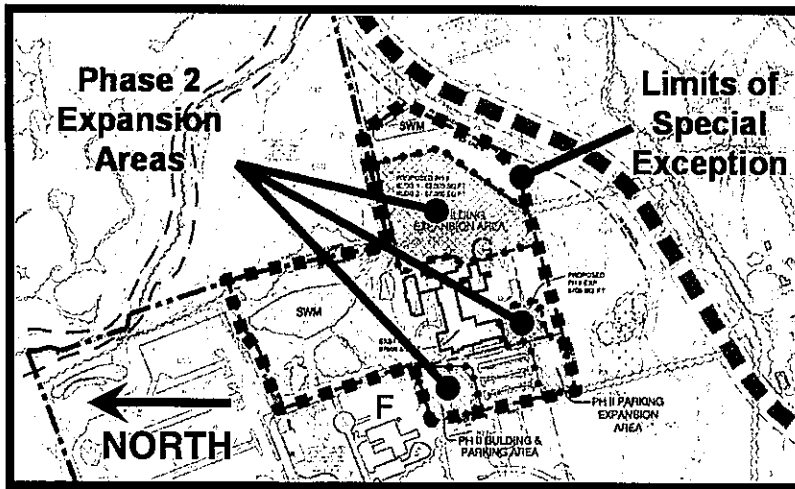
County of Loudoun
Department of Planning
MEMORANDUM

er YG

SUBJECT: SPEX 2007-0032 & SPEX 2007-0041, Loudoun County Adult Detention Center Expansion (Phase II), 2nd Referral

BACKGROUND

The Loudoun County Sheriff's Office proposes Special Exceptions to allow an approximately 112,000 square foot expansion of the current Loudoun County Adult Detention Center (ADC). The expansion would include four (4) new buildings/additions and associated parking. The expansion would comprise Phase 2 of the ADC expansion. A future Phase 3 is expected. The site is east of Sycolin Road (Route 643) and north of Cochran Mill Road (Route 653) within the Loudoun County Government Complex. The site is bounded by the Fire & Rescue Administration Building to the west, the Juvenile Detention Center and Bus Parking to the north, and Phil Bolen Park to the east and south.



Vicinity Map

The expansion would increase the capacity of the ADC as follows:

	Phase I (existing)	Phase II (proposed)	Total
Inmate Capacity	220	256	476
Number of Cells	124	208	332
Square Footage	87,000	112,164	199,164
Staff	92	54	146

Source: Applicant Statement of Justification, received October 31, 2007

The applicant has responded to the first referral, dated October 11, 2007. Below is a discussion of outstanding issues.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The site is governed under the policies of the Revised General Plan and the Countywide Transportation Plan (CTP). The site is contained within the Leesburg Joint Land Management Area (JLMA) and is planned for Business uses.

OUTSTANDING ISSUES

Stormwater Management

In the first referral, staff recommended an alternative to the proposed stormwater management pond in the eastern portion of the site. The applicant responded with the following comments:

“... A grass swale will be used outside of the secure fence area to the south to convey stormwater to the pond” (Applicant response to staff comments, 10/31/2007).

Additionally, Note 8 of the CDP includes the following language regarding stormwater management: “Stormwater management shall be provided in accordance with the Loudoun County Facility Standards Manual in effect at the time of acceptance of the construction plans and profiles” (Concept Development Plan, Sheet 1, 10/31/2007).

Staff recommends that the cited language regarding grass swales be added to the existing language in Note 8.

Concept Development Plan

In response to staff's first referral comments, the applicant provided various illustratives of the buildings showing the massing and heights of the proposed ADC complex. The applicant also listed square footages and heights for each proposed building.

Staff notes that illustratives are conceptual in nature. Staff is therefore seeking assurances, to be provided in the Concept Development Plan (CDP), regarding heights and square footages.

Staff's first referral also recommended that the applicant draw and label all Phase 2 buildings, along with any Phase 3 buildings, if known, on the CDP and that each appropriate sheet in the CDP delineate the limits of the Special Exception. Staff notes the following:

- Sheet 3 – Proposed Phase 2 building outlines are not depicted;
- Sheet 3 – Phase 3 areas/buildings are not depicted; and
- Attachment – Phase 2 parking expansion areas are not annotated.

Staff also notes that the attachment sheet could be relabeled as Sheet 4 to be consistent with the other pages of the CDP. Additionally, Note 21 on Sheet 1 of the CDP contains a typographical error regarding the quarry name.

Staff recommends that the applicant commit to maximum square footages and heights for each proposed building.

Staff also recommends the following:

- ***Sheet 3 - Depict Phase 2 building outlines;***
- ***Sheet 3 - Depict future Phase 3 areas/buildings;***
- ***Attachment – Annotate the Phase 2 parking expansion areas;***
- ***Attachment - Relabel as "Sheet 4;" and***
- ***Sheet 1, Note 21 – Change the quarry reference to Luck "Stone" Quarry.***

Pedestrian and Bicycle Facilities

In the first referral, staff recommended that the applicant depict the pedestrian and bicycle network on the CDP. In response, the applicant has depicted several sidewalks near the southern limits of the Special Exception.

Staff recommends that the applicant enhance the pedestrian network within the site to ensure safe pedestrian pathways from parking areas to building entries. Pedestrian facilities should include sidewalks and crosswalks. Staff also recommends safe pedestrian pathways between any logical pedestrian origins and destinations, if appropriate, such as adjacent government buildings or staff break areas.

Lighting

In the first referral, staff recommended that the applicant commit to lighting that is downward directed, is fully shielded, provides a glare free environment, is confined to the site, and has illumination levels that are no greater than necessary for a light's intended purpose. Staff also recommended that all lighting be designed to preclude light trespass onto adjoining properties, glare to passersby, skyglow, and deterioration of the nighttime environment.

In their response to staff comments, the applicant has stated that these recommendations will be followed. The applicant also provided various illustratives and lighting specifications for the planned lighting. Additionally, Note 9 of the CDP states

that "Lighting will be provided in accordance with Section 5-1505 and Section 5-652(A)1 & 2 of the Revised 1993 Loudoun County Ordinance" (CDP, Sheet 1, 10/31/2007).

Staff notes that the wall-mounted light profiled in the application materials appears to emit light upward.

Staff recommends that the applicant commit to lighting that is downward directed, is fully shielded, provides a glare free environment, is confined to the site, and has illumination levels that are no greater than necessary for a light's intended purpose. Staff also recommends that the applicant commit to lighting to preclude light trespass onto adjoining properties, glare to passersby, skyglow, and deterioration of the nighttime environment. Lastly, staff recommends that the applicant commit to different wall-mounted lights that are fully shielded and emit no light upwards.

RECOMMENDATIONS

Staff recommends approval provided that the issues raised above are addressed.

cc: Julie Pastor, AICP, Director, Planning
Cynthia L. Keegan, AICP, Program Manager, Community Planning

County of Loudoun
Department of Planning
MEMORANDUM

DATE: October 11, 2007

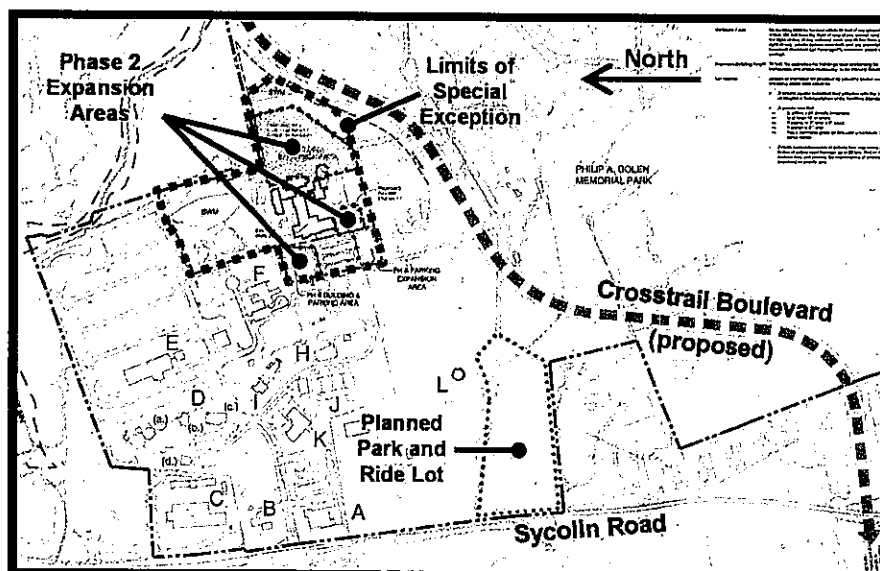
TO: Jane McCarter, Project Manager
Land Use Review

FROM: Joe Gorney, AICP, Senior Planner *YLG*
Community Planning

SUBJECT: SPEX 2007-0032, Loudoun County Adult Detention Center Expansion (Phase II)

BACKGROUND

The Loudoun County Sheriff's Office proposes a special exception to allow a 125,000 square foot expansion of the current Loudoun County Adult Detention Center (ADC). The expansion would include four (4) new buildings/additions and associated parking. The expansion would comprise Phase 2 of the ADC expansion. A future Phase 3 is expected. The site is east of Sycolin Road (Route 643) and north of Cochran Mill Road (Route 653) within the Loudoun County Government Complex. The site is bounded by the Fire & Rescue Administration Building to the west, the Juvenile Detention Center and Bus Parking to the north, and Phil Bolen Park to the east and south.



Vicinity Map

The site contains steep slopes, forest resources, and wetland resources.

The objectives of the Special Exception are threefold:

- Increase the operational capacity of the ADC;
- Reduce the construction cost per bed; and
- Facilitate future expansion.

As stated by the applicant, with sufficient capacity, the ADC could house all Loudoun County inmates without the need for utilizing other facilities around the State, thereby reducing operational costs and precluding the security concerns associated with inmate transfers.

The expansion would increase the capacity of the ADC as follows:

	Phase I (existing)	Phase II (proposed)	Total
Inmate Capacity	220	256	476
Number of Cells	124	256	380
Square Footage	87,000	125,000	212,000
Staff	92	54	146

Source: Applicant Statement of Justification, no date

The Government Support Facility was originally approved under SPEX 1986-0014 on June 9, 1986, and provides for general government uses on the property. Subsequently, on November 8, 2006, the Board of Supervisors adopted Option 2 of the Public Safety Master Plan, which included the proposed facilities.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The site is governed under the policies of the Revised General Plan and the Countywide Transportation Plan (CTP). The site is contained within the Leesburg Joint Land Management Area (JLMA) and is planned for Business uses.

ANALYSIS

LAND USE

Public facilities include public works generally supplied by a government organization (Revised General Plan, text, p. G-8). The County will determine the need for new public facilities and will identify suitable sites based on the Revised General Plan, appropriate area plans, land use, and growth policies (Revised General Plan, Policy 2, p. 3-6) and will encourage the continued use and enhancement of existing public facilities located in the JLMAs (Revised General Plan, Policy 2, p. 9-8).

The site is part of an area designated as a County Public Facilities site (Revised General Plan, map, p. 3-7). The proposed uses would supplement the existing public uses.

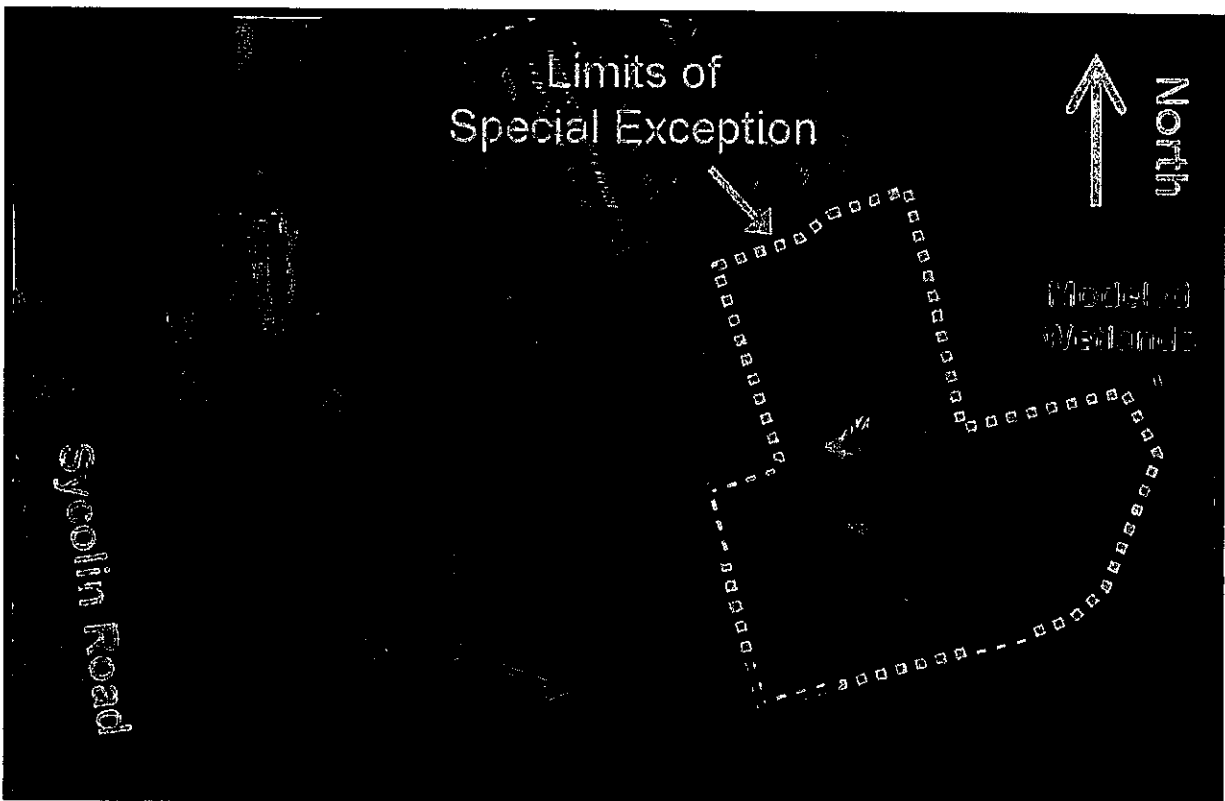
A-6

The ADC expansion fits within the definition of a public facility and is in keeping with the public uses planned for the site.

EXISTING CONDITIONS

The Green Infrastructure is a collection of natural, cultural, heritage, environmental, protected, passive, and active resources that are integrated into a related system. These resources include wetlands, steep slopes, and vegetated landscapes (Revised General Plan, Policy 1, pp. 5-1 to 5-2). The County uses integrated management strategies for the Green Infrastructure to ensure that all land use planning and development respect and preserve the holistic nature of the elements of the Green Infrastructure (Revised General Plan, Policy 2, p. 5-2). Additionally, the County supports the federal goal of no net loss to wetlands (Revised General Plan, Policy 23, p. 5-11).

The site contains some isolated areas of steep slopes and forest resources. These resources were considered as part of the Loudoun County Government Support Center and Central Park Master Plan: Existing Conditions Analysis in November 2001. The eastern portion of the site also contains an area of wetlands that would be impacted by a proposed Stormwater Management Pond.



Existing Conditions

Staff recommends that the applicant avoid or minimize impacts to Green Infrastructure resources and integrate these resources into the development

plan, where feasible. Staff further recommends an alternative to the proposed Stormwater Management Pond in the eastern portion of the site so that the wetlands are maintained.

SITE DESIGN

All public facilities will observe the location and design criteria as outlined in the Comprehensive Plan (Revised General Plan, Policy 4, p. 3-6).

Compatibility

The County will achieve and sustain a Built Environment of high quality (Revised General Plan, Policy 1, p. 5-5). Given its prominent location adjacent to Crosstrail Boulevard and active and passive recreation facilities at Phil Bolen Park, a high quality project is important to help achieve compatibility with these and other uses. Characteristics affecting compatibility include building massing and heights, buffers, screening, and fences.

Staff recommends that the applicant depict and label all buildings to be included in Phase 2 and any buildings in Phase 3, if known, on the Concept Development Plan (CDP). Each sheet in the CDP should delineate the limits of the Special Exception.

Staff recommends that the applicant provide scaled section views of each building, which illustrate the buildings' relationships to surrounding uses, the topography, and roadways, including the recreational fields of Phil Bolen Park and Crosstrail Boulevard. The applicant should also describe the expected height of each building and provide information regarding the following:

- ***Buffers and screening;***
- ***The use of berms, if applicable;***
- ***Plant materials;***
- ***Views from adjacent roadways and Phil Bolen Park; and***
- ***Fences.***

Staff recommends that the applicant incorporate various means to lessen the perceived mass of each building from public rights-of-way, including stepping back successive floors, if feasible.

Efficiency

In implementing its program for achieving and sustaining a Built Environment of high quality, the County will emphasize its role as leader and facilitator, and as a source of information on environmental design options and procedures (Revised General Plan, Policy 2, p. 5-5). The Leadership in Energy and Environmental Design (LEED) Green Building Rating System of the U.S. Green Building Council provides information regarding such design options. The LEED Rating System emphasizes five key areas of human and environmental health:

- Sustainable site development;

- Water savings;
- Energy efficiency;
- Materials selection; and
- Indoor environmental quality (Source: U.S. Green Building Council, www.usgbc.org).

Staff recommends that the applicant consider the criteria of the LEED Rating System during site planning and development.

Low Impact Development

The County will promote water conservation through innovative, cost effective reuse systems, domestic water saving devices, and low-impact development (LID) techniques, which integrate hydrologically functional designs with methods for preventing pollution and through informed use (Revised General Plan, Policy 2, p. 5-17).

In conjunction with LID, the County will prepare and implement design standards and principles to preserve open space and natural resources, minimize the creation of new impervious areas, and minimize increases in post-development runoff peak rates, frequency, and volume. To the extent possible, these alternatives will recognize the unique characteristics of different properties and the densities and use recommended by the Revised General Plan (Revised General Plan, Policy 16, p. 5-18).

Staff recommends that the applicant incorporate LID techniques into the proposed project.

Pedestrian and Bicycle Facilities

Overall, all land development applications are to provide bicycle, pedestrian, and transit access linkages to the County Bicycle and Pedestrian Network (BPMMP, Policy 5, p. 33). Additionally, applications are to feature bicycle and pedestrian access in various directions to prevent it from becoming a barrier between other trip origins and destinations in the community (BPMMP, Policy 6, p. 33). All bicycle facilities will be designed in accordance with nationally accepted design guidelines established by organizations such as American Association of State Highway and Transportation Officials (AASHTO). Baseline Connecting Roadways are to integrate bicycle and pedestrian accommodations as part of the land development process and are to include shared-use paths. Shared-use paths are to be 10 feet wide and paved (BPMMP, text, p. 42, & Policy 1, p. 46). Other roads, as a minimum, will have sidewalks on both sides, with widths from 5 to 6 feet. Vegetated buffers shall also be provided between roads and sidewalks. Six-foot wide sidewalks will feature 4-foot wide vegetated buffers (BPMMP, Policy 2, p. 31).

Various transportation facilities are adjacent to or nearby the proposed facility. These include the planned Crosstrail Boulevard, Sycolin Road, and the planned Kincaid Boulevard. Crosstrail and Kincaid Boulevards are Baseline Connecting Roadways for the County Bicycle and Pedestrian Network (BPMMP, East Loudoun County Network

Map). A park-and-ride lot with a bus stop is planned along Sycolin Road at the current entrance to Phil Bolen Park. Sidewalks or other pathways could connect the park-and-ride lot to the ADC via the park access road and Crosstrail Boulevard.

Staff recommends that the applicant depict the pedestrian and bicycle network on the CDP with special attention to pedestrian and bicycle connections along Crosstrail Boulevard.

Utilities

The County will work with Town officials to ensure the timely provision of central sewer and water in accordance the land use policies of the Revised General Plan (Revised General Plan, Policy 1, p. 2-19).

The applicant has stated in the Statement of Justification that the expansion will be served by public water in the long-term and that an interim solution will be needed until the permanent infrastructure is in place, such as a well.

Staff recommends the applicant provide specific information regarding the provision of water and sewer to the site.

Lighting

County policies call for appropriate lighting to achieve the following:

- Promote the use of lighting for convenience and safety without the nuisance associated with light pollution;
- Promote a glare-free environment through proper lighting performance standards to improve visibility and enhance public safety;
- Promote appropriate lighting standards to conserve energy; and
- Develop appropriate lighting standards to prohibit unnecessary and intrusive light trespass that detracts from the beauty and view of the night sky (Revised General Plan, Policy 1, p. 5-42).

Staff recommends that the applicant commit to lighting that is downward directed, is fully shielded, provides a glare free environment, is confined to the site, and illumination levels that are no greater than necessary for a light's intended purpose. All lighting should be designed to preclude light trespass onto adjoining properties, glare to passersby, skyglow, and deterioration of the nighttime environment.

RECOMMENDATIONS

The ADC expansion fits within the definition of a public facility and is in keeping with the public uses planned for the site. However, staff is not able to support the application until such time as the issues raised above have been addressed.

cc: Julie Pastor, AICP, Director, Planning
Cynthia L. Keegan, AICP, Program Manager, Community Planning

A-10

COUNTY OF LOUDOUN
DEPARTMENT OF BUILDING AND DEVELOPMENT
MEMORANDUM

DATE: December 4, 2007

TO: Jane McCarter, Project Manager

FROM: Daniel Csizmar, Capital Facilities Planner

SUBJECT: **SPEX-2007-0032, Adult Detention Center Phase 2 Expansion,
2nd Submission**

The following are Zoning's 2nd referral comments for the Adult Detention Center Phase 2 Expansion Special Exception application:

1. Please provide all of the property record deed book page numbers in Note 1 in the General Notes Section on Sheet 1 of the Plan Set. The property record deed book page numbers are: 867-1808; 868-809,1524; 868-1815, 1530; 871—1521; 871-1536; 912-458 HWY; 1795--1692 (5)
2. Please include the Application Number of the Minor Special Exception, SPEX-2007-0041, in Note 25 on Sheet 1 of the Plan Set and state what the new proposed setback will be (70').
3. Please depict the proposed 70' setback as proposed by the Minor Special Exception, SPEX-2007-0041, on the Special Exception Plat (Sheet 3) and the Special Exception Attachment Sheet.

Zoning Administration has no further comments at this time.



ZONING ADMINISTRATION PROPERTY REPORT

In Reference To: SPEX-2007-0032, Loudoun County Adult Detention Center

Researcher: Daniel Csizmar, Capital Facilities Planner **DPC**

Date: September 14, 2007

GENERAL PARCEL LOCATION/OWNER DATA:

- **EXISTING LOUDOUN COUNTY TAX MAP/PARCEL NUMBERS:** /60 // // // //12 / and /60 // // // //15 /
- **MCPI NUMBERS:** 191-16-9866, 192-39-5324
- **PREVIOUS LCTM:** NA
- **EXISTING SUBDIVISION/PROJECT NAME:** None
- **PREVIOUS SUBDIVISION/PROJECT NAME(S):** None
- **PROPERTY SIZE (LEGAL ACRES):** 191-16-9866 – 87.8 acres
192-39-5324 – 353.3 acres
441.1 total acres
- **LEGAL DESCRIPTION (DEED BOOK & DEED PAGE):**
191-16-9866: 867—1808; 868--809,1524; 868-1815, 1530; 871—1521; 871-1536; 912--458 HWY
192-39-5324: 1795--1692 (5)
- **PROPERTY ADDRESS:**

41975 LOUDOUN CENTER PL
LEESBURG VA 20175

16595 COURAGE CT
LEESBURG VA 20175
- **PROPERTY LOCATION:** East of Sycolin Road (Route 643), North of Cochran Mill Road (Route 653)
- **ELECTION DISTRICT:** Catoctin
- **PROPERTY OWNER(S) NAME & ADDRESS:**

LOUDOUN, COUNTY OF
1 HARRISON ST SE 5TH FL
PO BOX 7000
LEESBURG VA 20177-7000

A.12

ZONING & LAND USE:

- **ZONING ORDINANCE (1-103 (M) & (N)):** Revised 1993

Within Route 28 Tax District? (1-103(N)): No

Proffered PD-H District Approved Under the 1972 Ordinance ? (1-103(M)): No

- **BASE ZONING (1-300):** JLMA-20
- **PRIOR BASE ZONING:** A3
- **ZONING OVERLAY DISTRICTS:**

Airport Impact Overlay District (AI) (4-1400):

Ldn 60 – Ldn 65: 420.47 acres in Ldn 60; 0.03 acres in Ldn 65

Floodplain Overlay District (FOD) (4-1500):

Minor Floodplain: 2.06 acres

Major Floodplain: 7.53 acres

Quarry Notification Overlay District (QN) (4-1800): **Luck Note Quarry District**

- **EXISTING LAND USE:** General Government Facilities and Public Park
- **PERMITS ISSUED (Zoning (5-500 & 6-1000), Building, Occupancy):** 269 permit applications for the parcels on file, all for County Government Uses.
- **PROPOSED LAND USE:** ADULT DETENTION CENTER EXPANSION

• **SURROUNDING PROPERTY:**

<i>Adjacent Property</i>	<i>MCPI</i>	<i>Zoning</i>	<i>Existing Land Use</i>
<i>North</i>	191-28-9552	JLMA-20	Vacant
	151-45-9554	JLMA-20	Vacant
<i>East</i>	151-36-0620	PD-GI	Quarry
	151-36-5081	MRHI	Industrial
	151-46-8133	MRHI	Mineral Resource, Heavy Industry
<i>South</i>	192-36-5833	JLMA-20	Commercial, Landscaping
	192-28-0435	JLMA-20	Vacant (County owned)
	151-16-0598	PD-GI	Quarry
<i>West</i>	192-35-8845	Town of Leesburg	Leesburg Airport
	192-45-4034	Town of Leesburg	Leesburg Airport
	191-25-9906	Town of Leesburg	County Warehouse
	191-25-9851	Town of Leesburg	Vacant

INFRASTRUCTURE:

• **ADJACENT ROADS:** (Pursuant to the Countywide Transportation Plan).

Note: Certain zoning districts require setbacks from arterial roads and major collector roads.

<i>Street Name</i>	<i>Route Number</i>	<i>Road Classification</i> (Major Arterial; Minor Arterial; Major Collector; Minor Collector; Scenic Byway; Local Road; Private Access Easement)	
		<i>Current</i>	<i>Planned</i>
Sycolin Road	643	Minor Collector	Major Collector
Cochran Mill	653	Local Secondary Road	Minor Collector
<i>Crosstrail Boulevard</i>		NA	Major Collector

• **WATER PROVIDED BY:** Central

• **SEWER PROVIDED BY:** Central

REVISED 1993 ZONING ORDINANCE REGULATIONS:

• **APPLICATION OF ORDINANCE (1-103):** Is the property exempt from the Ordinance? No

• **DISTRICT REGULATIONS (If ADU Development, Also See District Regulations in Article VII):**

Permissibility of Proposed Uses:

1. Is the proposed uses allowed as permitted or special exception? **Special Exception**

2. Is the proposed uses permitted by proffers? If plan submitted after 7/00, proffers, CP, SPEX, SPEX plat, applicable letters attached? (Sec. 6-702 requires). **No**

Lot Requirements: The site is subject to the requirements listed in Section 2-1300 (JLMA-20) and Section 5-638 (Public Safety Uses).

Size: 20 acres (2-1300); 3 acres (5-638)
Width: 200 feet
Length/Width:
Yards: (5-638)
Front: 120 feet minimum
Side: 120 feet minimum
Rear: 120 feet minimum

Building Requirements:

Lot Coverage: 8% maximum
FAR: 0.30
Building Height: 35 feet

Utility Requirements: *May be served by municipal water and sewer if applicable, otherwise, must be served by communal systems.*

Development Setback/Access From Major Roads: *No building shall be located within 75 feet of the right-of-way of any collector road.*

- **LOTS, YARDS & RELATED TERMS (1-205):** None
- **CALCULATION OF DENSITY (1-206):** NA
- **ZONING MAP AND DISTRICT BOUNDARIES (1-300):** None
- **NONCONFORMITIES (Legal or Illegal) (1-400):** None
- **ACCESSORY USES AND STRUCTURES (5-100):** None; permissible commercial accessory uses and structures are listed in Section 5-101 (B)
- **PERMITTED STRUCTURES IN REQUIRED YARDS (5-200):** None
- **TEMPORARY USES/ZONING PERMITS (5-500):** None
- **ADDITIONAL REGULATIONS FOR SPECIFIC USES (5-600):** Public Safety Uses must conform to the regulations in Section 5-638.
 1. The maximum height of pole-mounted exterior lighting shall be 25 feet.
 2. Fully shielded exterior lighting features shall be used in all areas.
 3. Road access standards shall comply with Section 5-654.

- **REGULATIONS FOR OPTIONAL DEVELOPMENT TYPES (5-700):** None
- **LIMITATIONS ON VEHICLES IN RESIDENTIAL ZONING DISTRICTS (5-800):** None
- **BUILDING SETBACKS FROM SPECIFIC ROADS & W&OD TRAIL (5-900):** 75' from Crosstrail Boulevard (Major Collector)
- **SCENIC CREEK VALLEY BUFFER (5-1000):** NA
- **OFF-STREET PARKING AND LOADING (5-1100):** Section 5-638 allows Public Safety Uses be parked according to the regulations provided in Section 5-1102 (B) (4), Office and Business Services. These regulations are outlined below. Ultimate parking provided at the site is at the discretion of the Zoning Administrator.

<i>Description of Use</i>	<i>Parking / Loading Requirement</i>	<i>Number of Parking / Loading Spaces Required</i>
Detention Center	4.0 spaces per 1,000 sq. ft. in GFA for the first 30,000 sq. ft.	120 spaces
	3.3 spaces per 1,000 sq. ft. in GFA in excess of 30,000 sq.ft.	315 spaces
		Total parking spaces = 435

- **SIGN REGULATIONS (5-1200):**
Note: Signs should only be shown on site plans for location purposes. A separate zoning permit is required for the approval of all signs.
- **TREE PLANTING AND REPLACEMENT (5-1300):** None

- **BUFFERING & SCREENING (5-1400):**

Summary of Buffer Yard Requirements:

Where the Adult Detention Center abuts the property line of parcel #191-28-9552 to the north and east of the facility, a Type II Buffer Yard should be provided (A rear buffer yard to the east, a side buffer yard to the north). Landscaping should be provided along the future Crosstrails Boulevard in order to screen the Adult Detention Center from the view of the roadway.

Buffer Yard Waivers or Modifications Approved (5-1409) WAIV-2006-0167 allows for a Buffer Yard waiver associated with the development of Fire & Rescue facilities in the vicinity of parcels 12 and 15. This is not an issue related to this application, but likely will impact the Phase III expansion of the Adult Detention Center.

Parking Lot Landscaping and Screening Requirements (5-1413):

Interior Parking Lot Landscaping (Required except single bay parking lots of 20 spaces or less): 1 canopy tree per 10 parking spaces; no parking space shall be more than 80 feet from any canopy tree. Landscaping areas and islands should be dispersed throughout the parking lot. A curbed landscape island should be provided at the end of every parking row. Each landscaping island or area should contain at least 1 canopy tree and be 6 feet wide.

Peripheral Parking Lot Landscaping (Required for parking lots of 10 or more spaces): A 10 foot wide landscaping strip should be provided at the edge of the parking lot pavement with plantings to a minimum height of 30 inches consisting of 6 shrubs per 40 linear feet, 1 understory tree per 15 linear feet and 1 canopy tree per 35 linear feet. Parking and vehicular traffic circulation lanes shall be screened with berming and landscaping to a minimum height of 30 inches that shall not exceed a slope of 2:1.

- **PERFORMANCE STANDARDS (5-1500):**

Light & Glare (5-1504): All sources of glare must not cause illumination in excess of 0.25 foot candles above background light levels as measured from the boundary line of the parcel.

Earthborn Vibration (5-1505): NA

Stone Quarrying, Extraction and Mining (5-1506): NA

Noise Standards (5-1507): NA

Steep Slopes (5-1508):

Very Steep Slopes (Greater than 25%): 2.23 acres

Steep Slopes (15% - 25%): 20.98 acres

- **OUTSTANDING ALLEGED ZONING VIOLATIONS (6-500):** None

- **AFFORDABLE DWELLING UNIT (ADU) REGULATIONS (Article 7):** NA

APPLICATIONS/DETERMINATIONS INVOLVING PROPERTY

(Relevant, Previously Approved): The following applications were approved for the parcels on which the ADC is located, but other than SPEX-1986-0014, do not impact the Special Exception Area Limits of this application.

<i>Case #</i>	<i>Case Name</i>	<i>Date Approved</i>	<i>Description</i>	<i>Proffers/Conditions / Modifications</i>
SPEX-1986-0014	Government Support Facility	06/09/1986	Allows any governmental use on the 87 acre Government Support Center site	
WAIV-2006-0167	Loudoun Fire & Rescue	10/18/2006	Buffer Yard waiver granted for Fire & Rescue facilities on 87 acre site	
SPEX-2003-0021	Loudoun County Fire & Rescue	05/11/2004	Allows Fire & Rescue Facilities to be placed at the Shellhorn Property	
SPEX-2003-0022	Phil Bolen Memorial Park	12/21/2004	Allows Public Park to be placed at the Shellhorn Property	
SPEX-2004-0028	Leesburg Park & Ride Facility	12/06/2005	Allows Park & Ride Lot to be placed on a portion of the Shellhorn Property.	
SPEX-2007-0008	Leesburg Park & Ride	05/08/2007	Expands area of original Park & Ride Lot Special Exception by 60 feet.	

ZONING COMMENTS:

1. Please provide all of the property record deed book page numbers listed in the "Legal Description" section on page 1 of this property report in Note 1 in the General Notes Section on Sheet 1 of the Plan Set.
2. County records indicate the acreage of Parcel #192-39-6324 is 353.3 acres, not the 354.3 acres listed on Sheet 1 of the Plan Set. County records indicate the acreage of parcel # 191-16-9866 is 87.8 acres, not the 87.9 acres listed on Sheet 1 of the Plan Set. Please change the acreages listed in the Plan Set to the County's reported acreage totals.
3. Please revise General Note #9 on Sheet 1 to state that lighting will be provided in accordance with Section 5-1504 and Section 5-652 (A) 1 & 2 of the Revised 1993 Loudoun County Zoning Ordinance.
4. Please add a General Note to Sheet 1 indicating the Site is located within the Luck Note Quarry District and is subject to the Quarry Overlay District regulations in Section 4-1800 of the Revised 1993 Zoning Ordinance.
5. Please add a General Note to Sheet 1 stating the Special Exception Area will comply with all landscaping, buffering and screening requirements listed in Section 5-1400 of the Revised 1993 Loudoun County Zoning Ordinance.
6. Please Note that the Site Plan Area is subject to both the regulations of Section 2-1300, JLMA-20, and Section 5-638, Public Safety Uses. Please adjust the "Lot and Building Requirements" listed in the table at the top of Sheet 3 to include the regulations of both sections of the Zoning Ordinance.
7. Building #1 crosses over the parcel boundary between parcels #191-16-9866 and #192-39-5324. A boundary line adjustment will be needed to eliminate the boundary line that runs between parcels #191-16-9866 and #192-39-5324. The Special Exception Application can not be approved without a boundary line adjustment.
8. Section 5-638, Public Safety Uses, requires that structures greater than 10,000 square feet in size be setback 120 feet from all lot lines. Please depict the 120' setback line on the Plan Set.
9. With a 120' setback from all parcel boundaries, Building 1, the Phase III Mental Health/Medical Expansion, the Intake Addition and the southern Phase II Parking Expansion Area are located entirely

within the required 120' setback area. The Phase I Building for General Housing encroaches 20' into the setback area. Building 2 encroaches 50 feet into the required building setback area from the lot line with parcel #191-28-9552. A boundary line adjustment will be required to eliminate the setback and buffer yard requirements between parcels #191-16-9866 and #192-39-5324.

10. The Applicant may pursue a Minor Special Exception to modify that 120' setback standard as required by Section 5-638. The process for applying for a minor special exception is provided in Section 6-1300 of the Zoning Ordinance. Please provide a note on the Plan Set indicating a Minor Special Exception is being pursued to modify the setback requirement from the adjacent lot line.
11. Please list the building height and square footage for each of the buildings on all of the Plan Set Sheets depicting the location of the proposed Adult Detention Center expansion buildings.
12. The Special Exception area needs to provide Buffer Yards along the adjacent property boundary with parcel #191-28-9552. The Buffer Yards will need to be depicted on the Special Exception Plan Set. A 20' Type II rear buffer yard should be provided to the east of the facility expansion. A 15' Type II side buffer yard should be provided to the north of the facility expansion. A 15' Type II Front Buffer Yard should be provided along the future Crosstrails Boulevard in order to screen the Adult Detention Center from the view of the roadway.
13. Please depict sight triangles and a crosswalk where the future access road to the facility intersects with the Future Crosstrail Boulevard on the Plan Set.
14. Please depict sidewalks or trails that will be located in the Special Exception Area on the Plan Set.
15. Please provide a General Note that temporary water and sewer will need to be provided to the site until the Town of Leesburg is able to provide permanent water and sewer to the property.
16. Please depict the location of all water and sewer lines as they relate to Buffer Yards. Utility lines may be placed within Buffer Yards; no plantings may be planted on top of utility easements. Required Buffer Yard plantings need to be planted elsewhere within the Buffer Yard outside of the easement boundaries.

From: Daniel Csizmar
To: Rauch, James
Date: 8/22/2007 9:09 AM
Subject: Zoning Answers for ADC

Jim,

Marilee agreed with my assessment that a 120 setback is required from all lot lines per Section 5-638 of the Revised 1993 Zoning Ordinance. This setback requirement can be modified through the Minor Special Exception process. A Minor Special Exception can be processed concurrently with the current Special Exception, but will require a separate application. You will need to go through the Minor Special Exception process as listed in Section 6-1300 of the Zoning Ordinance. A pre-application conference is required, unless such a requirement is waived by the Planning Director. A minor special exception application will need to be submitted for review, and the Planning Director will determine if the application meets minimum submission requirements within 15 days of application submission. Once accepted, the application will be forwarded to the appropriate agencies for referral comments. The Minor Special Exception does not require a public hearing before the Planning Commission, but is considered directly by the Board of Supervisors within 90 days of the acceptance of the minor special exception application.

The reason there are no 120 setback requirements for the existing ADC is because the existing ADC was developed while the property was zoned A3. We will need to have a discussion regarding the boundary line adjustment as it appears the Intake Addition portion of the building is straddling a current parcel boundary.

The buffer yard along the future Crosstrail Boulevard would be considered a front yard. The Applicant is showing a Type 3 Front Buffer Yard. While Crosstrail is planned to be a Major Collector, and a Type 3 Buffer Yard is only required for property along Arterial Roads, I would recommend they leave the Type 3 Buffer and berming as shown on the current plan. Especially if they are requesting a Minor Special Exception, conditions of approval for the minor special exception would probably include enhanced buffering anyway; a Type 3 Buffer along Crosstrail Boulevard to screen the facility from view from the road and the adjacent future athletic fields is a good thing.

The adjacent Cangiano property to the north and east of the expansion is vacant, so it is hard to determine the eventual use on the property. The Applicant is providing a Type 3 Buffer, and I think that is a safe bet. They will need to label the front, rear and side Buffer Yards as Type 3 Buffer Yards on the plan. They must also ensure that the Type 3 Rear buffer yard is 25 feet, and the side buffer yard is 20 feet in width. 75% of the shrubs in the rear yard must be evergreens. The Type 3 Rear Buffer Yard also requires a 6 foot high stockade fence or masonry wall providing a minimum opacity of 95%. Such a fence or wall would need to be depicted and labeled.

It is difficult to determine the parking requirements without knowing the total square footage of the existing building, the square footage of the Phase Two expansion, the number of inmates and the number of employees on the site at any one time. There are a number of ways to figure out parking requirements, which technically only have to be addressed at Site Plan Review, unless future parking requirements require the use of land outside of the Limits of the Special Exception. I cannot tell the full extent of parking for the facility based on the plans I have.

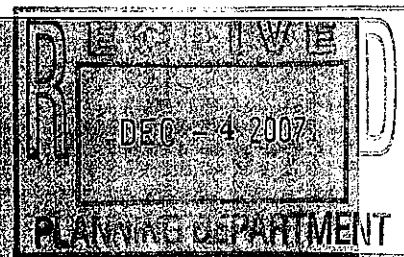
I hope this was helpful, let me know if we need to meet to review any of this information.

Dan

Daniel Csizmar
Capital Facilities Planner
Department of Building & Development
Loudoun County, VA
(703) 771-5997

A-20

County of Loudoun
Office of Transportation Services
MEMORANDUM



DATE: December 3, 2007

TO: Jane McCarter, Project Manager
Department of Planning

FROM: Lou Mosurak, AICP, Senior Transportation Planner *LM*

THROUGH: Art Smith, Senior Coordinator *AS*

SUBJECT: SPEX 2007-0032—Loudoun County Adult Detention Center Expansion
Second Referral

Background

This referral serves as an update to the status of issues identified in the first OTS referral on this proposal (dated October 1, 2007). This special exception application proposes an approximately 125,000-sq. ft expansion of the recently-opened Loudoun County Adult Detention Center (ADC), located within the Loudoun County Government support complex off of Sycolin Road (Route 643), accessed via Loudoun Center Place.¹ The proposed expansion (ADC Phase II) would generate an additional 246 average daily trips (ADT), including 68 AM peak hour trips (43 in and 25 out) and 68 PM peak hour trips (25 in and 43 out). This update is based on a review of materials received from the Department of Planning on November 5, 2007, including (1) a revised statement of justification (dated October 31, 2007); (2) a letter (dated October 31, 2007) responding to first referral comments on the application; and (3) a revised SPEX plat (plan set), prepared by HSMM/AECOM, dated August 22, 2007 and revised through October 31, 2007. These comments are also based on a meeting with the Loudoun County Office of Capital Construction (OCC) on November 20, 2007, as well as a discussion with the project's traffic consultant (Vanassee Hangen Brustlin, Inc. (VHB)) on November 30, 2007.

Status of Transportation Issues/Comments

Staff comments from the first referral, along with the Applicant's response (quoted directly from its October 31, 2007 response letter) and issue status, are provided below.

1. Initial Staff Comment: The Applicant should clarify the amount and type of proposed uses within the limits of the special exception area (i.e., specify the amount of square

¹ The existing Loudoun County ADC (Phase I), which opened in June 2007, consists of approximately 87,000 sq. ft and has a maximum capacity of up to 220 inmates. Phase II is proposed to consist of an additional 125,000 sq ft and would hold up to 256 additional inmates (total of 212,000 sq ft and 476 inmates). Additional future expansion of the ADC (Phase III) is planned but is not included in this application.

footage proposed for expanded prison uses and the amount of square footage proposed for the magistrate's office addition), including the areas labeled on the plat as "Phase II Building and Parking Expansion Area" and "Intake Addition." Please clarify whether the trip generation totals contained in the traffic study are inclusive of all of the uses proposed under this SPEX application.

Applicant's Response: Square footages of the Phase II buildings are shown on the appropriate sheets [of the plat] as follows:

<u>Phase I</u>	<u>Sq. Feet</u>
Support Building	44,344
General Housing	10,638
Special Housing	9,835
Female Housing	7,874
<u>Phase II</u>	<u>Sq. Feet</u>
Intake (includes 3,213 SF for Magistrate's Office)	36,419
Connector Corridors w/ Mechanical Hub	5,611
Housing Unit 1	31,952
Housing Unit 2	38,182

Trip generations are inclusive of all of the uses proposed under this SPEX application.

Issue Status: The Applicant's response clarifies the extent of the uses proposed by this application. Issue resolved.

2. Initial Staff Comment: The plat is unclear as to the location of the entrance to the Phase II ADC expansion area. Please clarify/confirm whether Phase II will be accessed via the existing ADC entrance at the end of Loudoun Center Place or if alternate access is proposed via an extension to the existing driveway serving the Juvenile Detention Center (JDC)/Central Kitchen Facility.

Applicant's Response: Access to Phase II buildings will be the same as Phase I and the entrance has been highlighted on the appropriate sheets.

Issue Status: The Applicant's response clarifies the location of the entrance to the proposed ADC expansion. Issue resolved.

3. Initial Staff Comment: Although the traffic study assumed a 5% annual growth rate for background traffic, it is quite likely that traffic on Sycolin Road will increase more quickly than the study anticipated once the VDOT paving project is completed (anticipated late 2009) and a paved roadway is in place all the way to Route 659 in Ashburn. PM peak hour trips are especially likely to increase as Sycolin Road will provide an alternative for westbound commuters currently using either Route 7 or the Dulles Greenway. Additionally, staff notes a significant increase in the number of trips on Loudoun Center

Place (+700 VPD) in just the five-month period between April and September 2007. Installation of a traffic signal at the intersection of Sycolin Road and Loudoun Center Place – which is recommended by the traffic study due to the projected increase in background traffic – should therefore be considered sooner rather than later, perhaps as part of this application. Given that public funds will likely be used to design and install the signal, the question becomes with which County project the signal should be included. OTS staff is available to meet and discuss this issue with the appropriate parties.

Applicant's Response: Traffic signals are not part of Phase II. The Traffic Study indicates there are no significant negative impacts to the roadway network due to the traffic generated by this project. A traffic signal at this intersection is not shown to meet peak hour traffic warrants based on 2010 and 2020 Future Background traffic volumes following the Manual of Uniform Traffic Control Devices [MUTCD] guidelines, and a traffic signal is not projected to be triggered by additional traffic generated by this proposed development.

Issue Status: Since completion of the first referral, OTS staff reviewed the traffic study (specifically the signal warrant analysis) with the project's traffic consultant. Although a traffic signal at the intersection of Sycolin Road and Loudoun Center Place will very likely be warranted at some point in the future, the subject application does not cause the need for signal installation. However, the County should be responsible for conducting a signal warrant study and installation of a traffic signal at this intersection (when warranted) as part of other future public improvement projects in the area (e.g., the opening of the Leesburg Park & Ride Lot; completion of the VDOT Sycolin Road paving project; future SPEX application for Phase III expansion of the ADC) – whichever is first. Issue resolved.

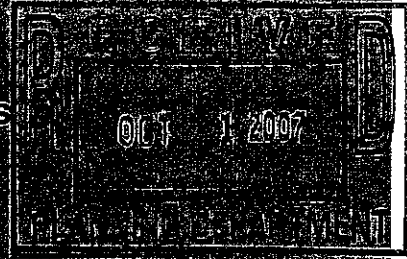
Conclusion

OTS has no objection to the approval of this application.

cc: Charles Yudd, Assistant County Administrator, County Administration
Terrie Laycock, Acting Director, OTS
Andrew Beacher, Assistant Director, OTS
Nancy Gourley, Transit Division Chief, OTS
Charles Acker, Traffic Controller/Engineer, OTS

A-22

County of Loudoun
Office of Transportation Services
MEMORANDUM



DATE: October 1, 2007

TO: Jane McCarter, Project Manager
Department of Planning

FROM: Lou Mosurak, AICP, Senior Transportation Planner *LM*

THROUGH: Art Smith, Senior Coordinator *AS*

SUBJECT: SPEX 2007-0032—Loudoun County Adult Detention Center Expansion
First Referral

Background

This special exception application proposes an approximately 125,000-sq. ft expansion of the recently-opened Loudoun County Adult Detention Center (ADC) to allow for additional inmate capacity and the additional space for the magistrate's office. The proposed expansion (ADC Phase II) would bring the total size of the facility to 212,000 sq. ft, with a maximum capacity of 476 inmates.¹ The ADC is within the Loudoun County Government support complex (County support complex), located east side of Sycolin Road (Route 643) just south of the Leesburg Town Limits. A vicinity map is provided as *Attachment 1*. Access to Phase II of the ADC is proposed via Loudoun Center Place.

In its consideration of this application, the Office of Transportation Services (OTS) reviewed materials received from the Department of Planning on September 4, 2007, including (1) background materials on the Loudoun County Public Safety Master Plan (adopted by the Board of Supervisors on November 8, 2006), which depicts the conceptual location of future uses within the County support complex (see map provided as *Attachment 2*); (2) a statement of justification prepared by the Loudoun County Sheriff's Office (undated); (3) a traffic impact study prepared by Vanasse Hangen Brustlin, Inc. (VHB), dated August 6, 2007; and (4) a special exception plat prepared by HSMM/AECOM, dated August 22, 2007.

Existing, Planned and Programmed Roads

Sycolin Road (Route 643) is currently classified by the Revised Countywide Transportation Plan (Revised CTP) as a two-lane minor collector, with the segment of the roadway proximate to the Loudoun Center Place intersection (just south of the Leesburg Town Limits)

¹ The existing Loudoun County ADC (Phase I), which opened in June 2007, consists of approximately 87,000 sq. ft and has a maximum capacity of up to 220 inmates. Phase II is proposed to consist of an additional 125,000 sq ft and would hold up to 256 additional inmates. Additional future expansion of the ADC (Phase III) is planned but is not included in this application.

consisting of a two-lane (R2) paved section within a variable right-of-way (ROW). The Revised CTP (Appendix 1, Page A1-69) calls for the ultimate condition of this segment of Sycolin Road (south of Battlefield Parkway) to be a four-lane divided (U4M) major collector within a 90-foot ROW, with left and right turn lanes required at all at-grade intersections.

Currently, there are three separate projects which propose improvements to various segments of Sycolin Road between the Route 15 Bypass in Leesburg and Belmont Ridge Road (Route 659) in Ashburn. In order from north to south, these are:

- Town of Leesburg Project – The Town of Leesburg is currently designing and constructing improvements to widen Sycolin Road from the Route 15 Bypass to the Town Limits. Construction is underway between Lawson Road (Battlefield Parkway) and Tolbert Lane. South of Tolbert Lane (Phase III of the Town Project), the Town is in the process of designing a four-lane divided (U4M) roadway section, but no construction funds have been identified.
- Loudoun County Project – The Loudoun County Office of Capital Construction (OCC) is currently designing improvements to widen an additional segment of Sycolin Road from the Town Limits south for approximately ½ mile, to a point just beyond the future intersection with the Bolen Park Access Road. This widening includes turn lanes and other improvements at the intersection of Sycolin Road and Loudoun Center Place (including replacement of the existing channelized right turn lane onto northbound Sycolin Road with a conventional intersection design). The County's Sycolin Road improvements were necessitated in large part due to the future development of Phil Bolen Park; the Leesburg Park and Ride Lot (located on the Bolen Park Access Road); and additional uses within the County support complex (including the proposed ADC expansion). Full construction funds have been identified, and OCC advises that the project will be bid in early 2008, with construction anticipated to be completed by the end of 2008.
- VDOT Project – The Virginia Department of Transportation (VDOT) is currently designing improvements to complete a paved two-lane (R2) section of Sycolin Road for each of the two remaining unpaved segments of roadway (totaling approximately 1.3 miles) between the Leesburg Town Limits and Route 659 in Ashburn. The project is included in VDOT's Secondary Six-Year Plan, and construction funding has been identified. The project is expected to be bid in late 2008, with construction completed by the end of 2009.

Loudoun Center Place is a local road providing access to the existing County support complex. It is a four-lane divided facility between Sycolin Road and the intersection of Meadowview Court/Courage Court. East of this intersection, Loudoun Center Place is a two-lane undivided facility, transitioning into a wide travelway as it passes through the County vehicle maintenance area/fuel depot before terminating at the shared entrance to the school bus parking area and the existing ADC facility.

Meadowview Court and Courage Court are dead-end streets providing local access to various uses within the County support complex. According to the approved Loudoun County Public Safety Master Plan, Courage Court will be realigned and extended south to connect with the Bolen Park Access Road (see *Attachment 2*).

Crosstrail Boulevard (segment between the Dulles Greenway at the Shreve Mill Road interchange and Route 7 at the River Creek Parkway interchange) is planned to be a six-lane divided (U6M) controlled-access major collector within a 120-foot ROW, with left and right turn lanes required at all at-grade intersections (Revised CTP, Appendix 1, Page A1-70). The road is proposed to run just to the south and east of the ADC Phase II expansion site (between the County support complex and future facilities within Phil Bolen Park); the exact alignment has not yet been determined and will be developed in conjunction with the Town of Leesburg. The adopted Loudoun County Public Safety Master Plan anticipates future access to Crosstrail Boulevard from portions of the County support complex, including future phases of the ADC (see *Attachment 2*).

Review of Submitted Traffic Study

The Applicant's submitted traffic study (dated August 6, 2007) analyzed current and future traffic conditions in the area, focusing specifically on the intersections of (1) Sycolin Road and Loudoun Center Place, and (2) Loudoun Center Place and Meadowview Court/Courage Court. Existing lane use and traffic control is illustrated on *Attachment 3*. Relevant portions of the study, including trip generation, trip distribution, as well as existing and forecasted traffic volumes and levels of service (LOS) are summarized below.

Trip Generation

The Applicant's traffic study indicates that the proposed ADC expansion would generate a total of 246 average daily trips (ADT) (118 in and 128 out). This 246 ADT figure includes 68 AM peak hour trips (43 in and 25 out) and 68 PM peak hour trips (25 in and 43 out). These figures are illustrated on the trip generation tables included as *Attachment 4*. Because of the small sample size for this use (ITE Code 571 – Prison) contained in ITE's Trip Generation (7th Edition), trip generation rates were obtained from the Loudoun County Sheriff's Office.

Trip Distribution and Assignment

Regarding trip distribution, the Applicant's traffic study indicates that approximately 90% of the site's traffic in 2010 would be oriented to the north via Sycolin Road, with the remaining 10% accessing the site to and from the south. These percentages (and subsequent trip assignments) are included in *Attachments 5 and 6*. By 2020, changes to the trip distribution are anticipated, with only 70% of site traffic projected to be oriented to the north via Sycolin Road (the remaining 30% are projected to access the site to and from the south due to the anticipated completion of Crosstrail Boulevard between the Dulles Greenway and Route 7 by 2020). These percentages (and subsequent trip assignments) are included in *Attachments 7 and 8*.

Existing (2007) Traffic Volumes and Levels of Service (LOS)

Attachment 9 illustrates existing daily and peak hour traffic volumes in the vicinity of the subject site. The study indicates that in April 2007, Sycolin Road carried 6,790 vehicles per day (VPD) north of Loudoun Center Place and 4,170 VPD south of Loudoun Center Place. Loudoun Center Place carried a total of 3,740 VPD. (These VPD figures are based on the assumption that PM peak hour volumes represent 10% of total daily trips). *Attachment 10*

summarizes existing intersection LOS in the vicinity of the site; the study indicates that all movements at both of the analyzed intersections operate at acceptable LOS during both the AM and PM peak hours. More recent traffic counts for Loudoun Center Place, taken by OTS staff between September 18-20, 2007, indicate that a total of 4,440 VPD use Loudoun Center Place.

Forecasted (2010 & 2020) Traffic Volumes, Levels of Service (LOS) and Recommended Mitigation Measures

Attachments 11 and 12 illustrate forecasted daily and peak hour traffic volumes (including traffic generated by the proposed development) in the vicinity of the site in 2010 (buildout) and 2020 (buildout plus 10 years). Traffic volumes are expected to increase significantly in the area due to increases in background trips (the traffic study assumed a 5% annual growth rate in background traffic, based on overall development patterns in the area and planned road improvements contained in the Revised CTP and the Leesburg Town Plan. In 2010, a total of 17,500 VPD are anticipated to use Sycolin Road north of Loudoun Center Place, with 13,360 VPD using Sycolin Road south of that intersection. Approximately 5,700 VPD are projected to use Loudoun Center Place in 2010. These figures are projected to increase to 14,440 VPD, 10,670 VPD, and 7,570 VPD, respectively, by 2020. The 2020 figures include the projected shift in trip distribution and assignment, resulting in a greater percentage of trips accessing the site from the south (from 10% in 2010 to 30% in 2020) due to the anticipated completion of Crosstrail Boulevard between the Dulles Greenway and Route 7 (allowing traffic the option to access the site from that direction). *Attachment 13* show forecasted intersection LOS in the vicinity of the site. Anticipated future lane use and traffic control is illustrated in *Attachment 14*.

The study anticipates that the intersection of Loudoun Center Place and Meadowview Court/Courage Court will continue to operate at acceptable LOS in both 2010 and 2020 under four-way stop control. Regarding the intersection of Sycolin Road and Loudoun Center Place, the study notes that certain turn movements will operate at failing LOS in the AM and PM peak hours (both in 2010 and 2020) in an unsignalized condition (i.e., stop sign control on Loudoun Center Place) due to the projected increase in background trips in the area and not as the direct result of the ADC Phase II expansion. The study notes that while the intersection does not meet peak hour warrants for signal installation in either 2010 or 2020, the total stop time delay for westbound vehicles wishing to turn left onto southbound Sycolin Road nearly meets warrants for signal installation by 2020. The study recommends that a traffic signal be considered for installation with or without the proposed Phase II ADC expansion.

Transportation Comments

1. The Applicant should clarify the amount and type of proposed uses within the limits of the special exception area (i.e., specify the amount of square footage proposed for expanded prison uses and the amount of square footage proposed for the magistrate's office addition), including the areas labeled on the plat as "Phase II Building and Parking Expansion Area" and "Intake Addition." Please clarify whether the trip generation totals

contained in the traffic study are inclusive of all of the uses proposed under this SPEX application.

2. The plat is unclear as to the location of the entrance to the Phase II ADC expansion area. Please clarify/confirm whether Phase II will be accessed via the existing ADC entrance at the end of Loudoun Center Place or if alternate access is proposed via an extension to the existing driveway serving the Juvenile Detention Center (JDC)/Central Kitchen Facility.
3. Although the traffic study assumed a 5% annual growth rate for background traffic, it is quite likely that traffic on Sycolin Road will increase more quickly than the study anticipated once the VDOT paving project is completed (anticipated late 2009) and a paved roadway is in place all the way to Route 659 in Ashburn. PM peak hour trips are especially likely to increase as Sycolin Road will provide an alternative for westbound commuters currently using either Route 7 or the Dulles Greenway. Additionally, staff notes a significant increase in the number of trips on Loudoun Center Place (+700 VPD) in just the five-month period between April and September 2007. Installation of a traffic signal at the intersection of Sycolin Road and Loudoun Center Place – which is recommended by the traffic study due to the projected increase in background traffic – should therefore be considered sooner rather than later, perhaps as part of this application. Given that public funds will likely be used to design and install the signal, the question becomes with which County project the signal should be included. OTS staff is available to meet and discuss this issue with the appropriate parties.

Conclusion

OTS has no objection to the approval of this application. The County should conduct a traffic signal warrant study for the intersection of Sycolin Road and Loudoun Center Place and install the signal if warranted.

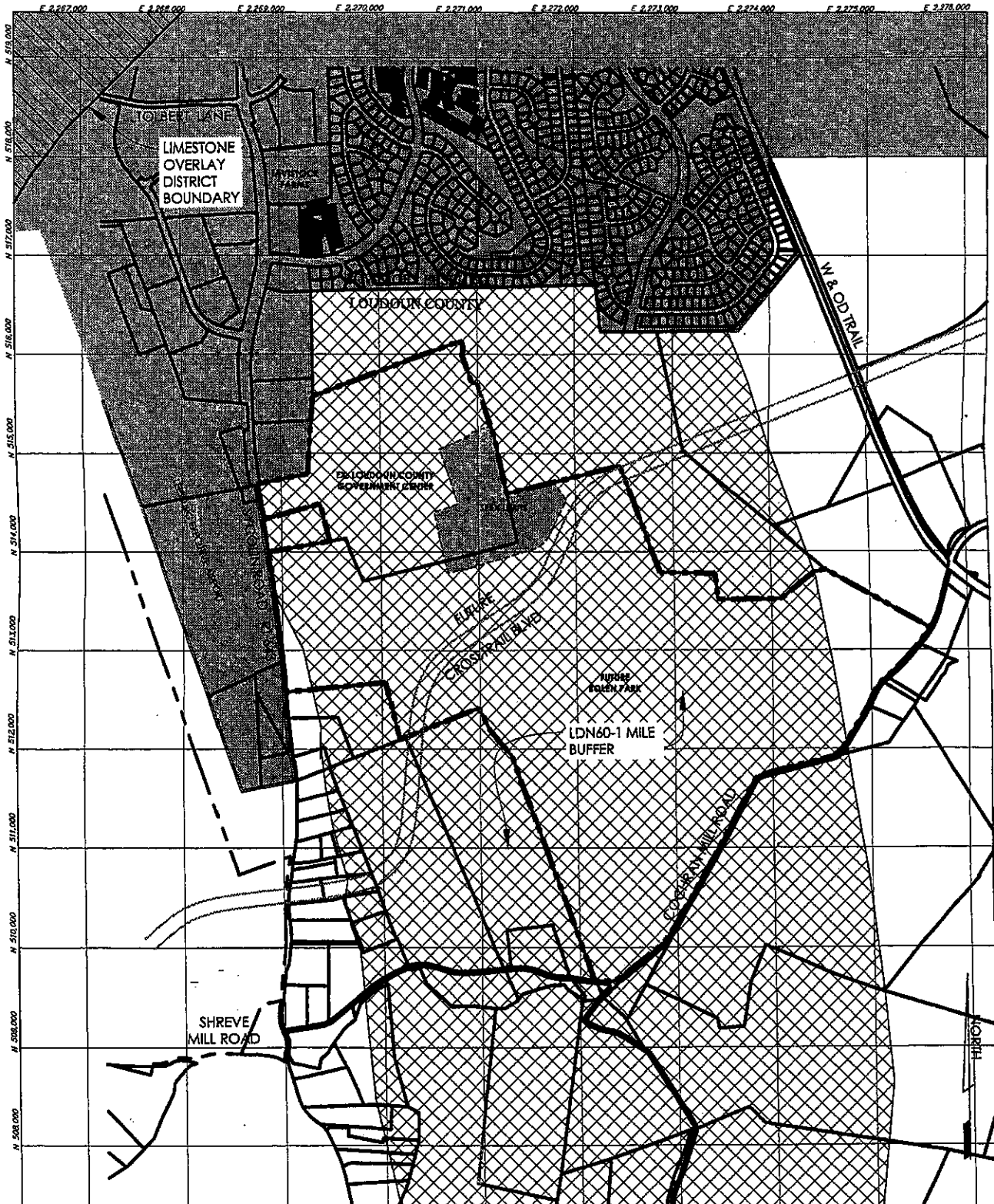
ATTACHMENTS

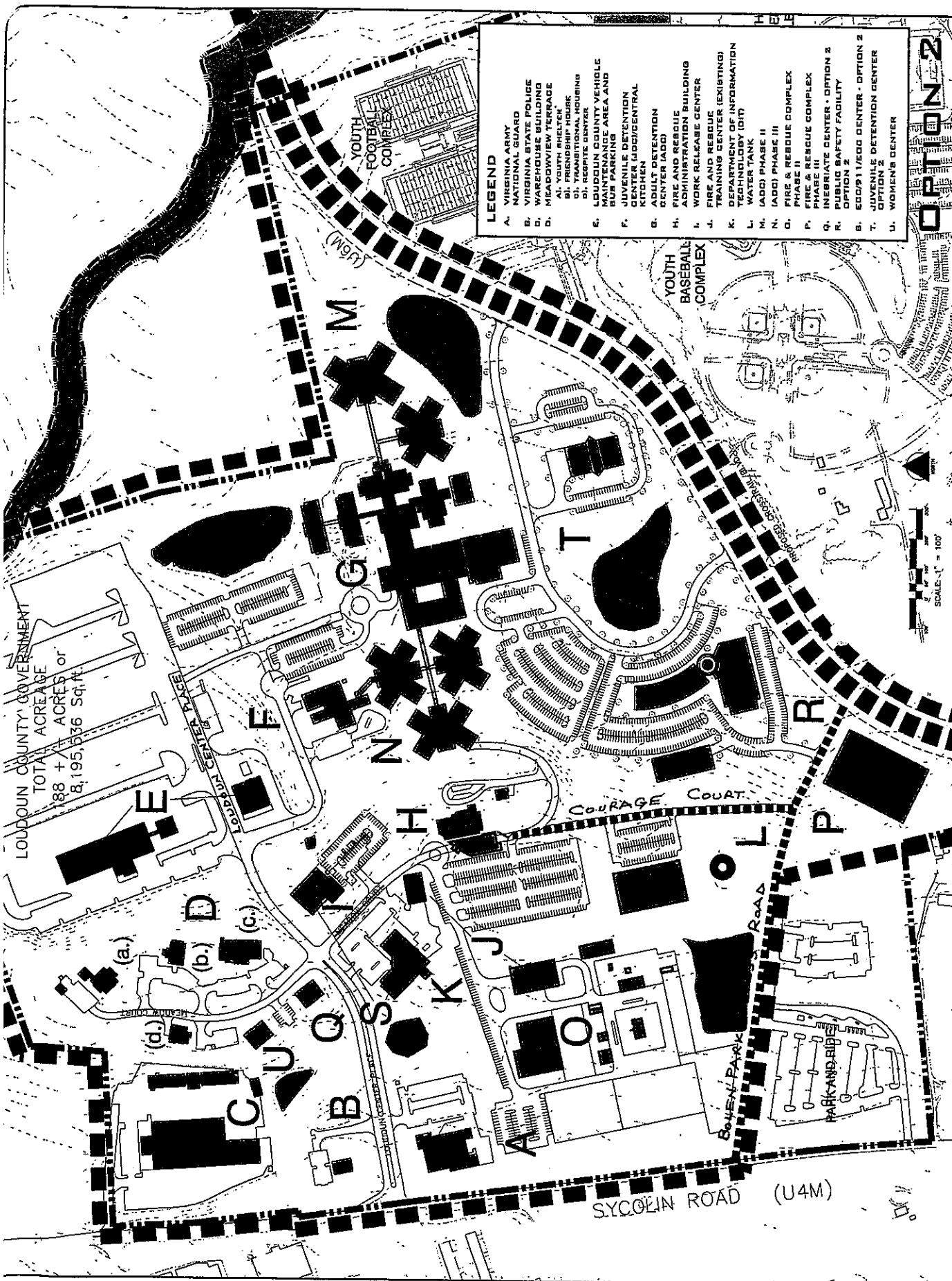
1. Site Vicinity Map
2. Adopted Public Safety Master Plan Map
3. Existing Lane Use & Traffic Control (Traffic Study Figure 2)
4. Proposed Development Trip Generation (Peak Hour & Daily) (Traffic Study Tables 6 & 7)
5. Proposed Development Trip Distribution (2010) (Traffic Study Figure 6)
6. Proposed Development Trip Assignment (2010) (Traffic Study Figure 7)
7. Proposed Development Trip Distribution (2020) (Traffic Study Figure 9)
8. Proposed Development Trip Assignment (2020) (Traffic Study Figure 10)
9. Existing Peak Hour & Daily Traffic Volumes (April 2007) (Traffic Study Figure 3)
10. Existing (April 2007) Peak Hour Intersection LOS Summary (Traffic Study Table 2)
11. Forecasted (2010) Build Condition (Total Future) Traffic Volumes (Traffic Study Figure 8)
12. Forecasted (2020) Build Condition (Total Future) Traffic Volumes (Traffic Study Figure 11)
13. Forecasted (2010 & 2020) Build Condition (Total Future) Peak Hour Intersection LOS Summary – (Traffic Study Tables 10 & 11)
14. Proposed Future Lane Use & Traffic Control (Traffic Study Figure 12)

cc: Charles Yudd, Assistant County Administrator, County Administration
Terrie Laycock, Acting Director, OTS
Andrew Beacher, Assistant Director, OTS
Nancy Gourley, Transit Division Chief, OTS
Charles Acker, Traffic Controller/Engineer, OTS

SPEX 2007-0032

*CATOCTIN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA*

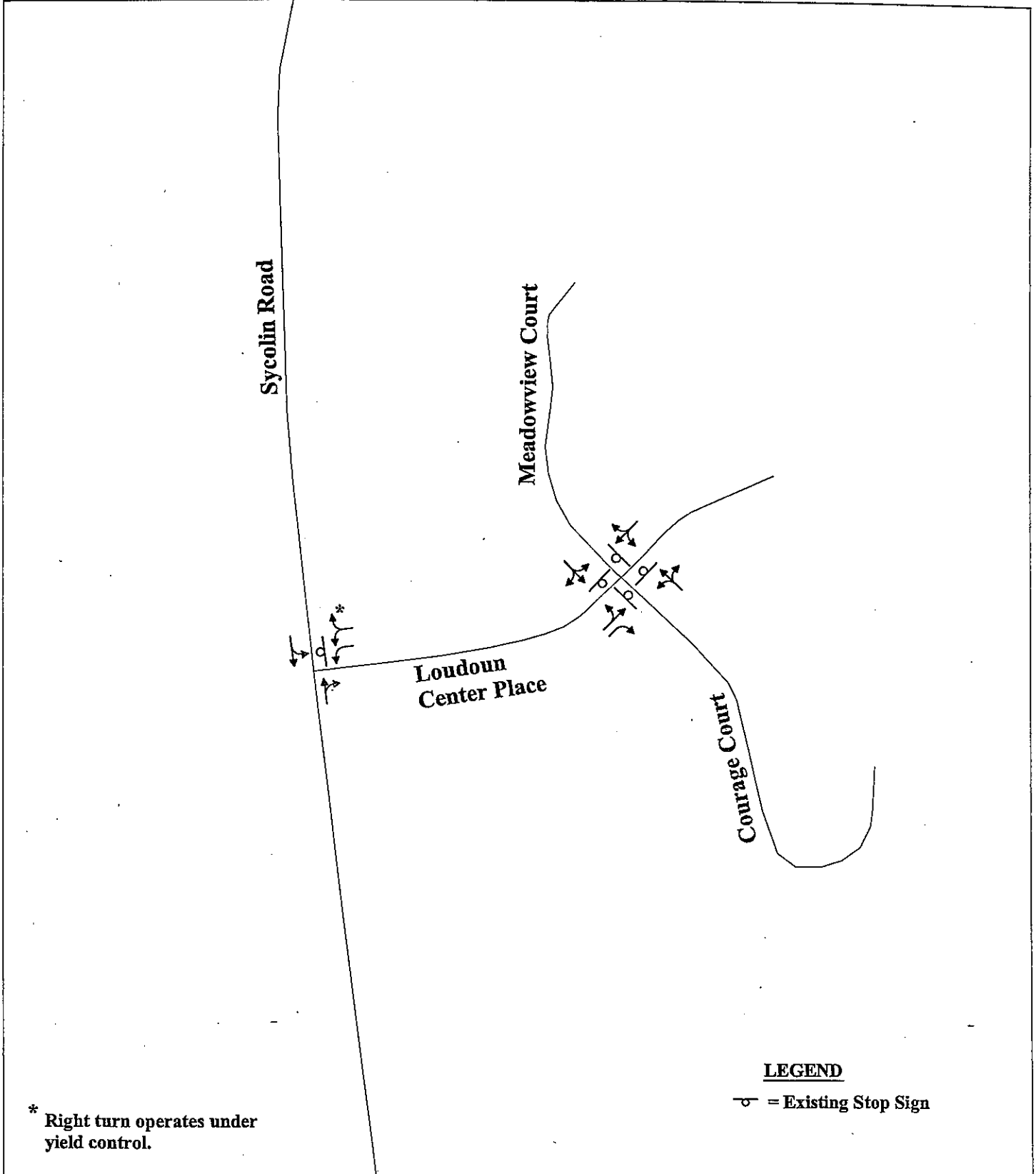




LOUDOUN COUNTY MASTER PLAN

LOUDOUN COUNTY, VIRGINIA - 09.18.06

THE FACILITY GROUP PSA Dewberry



LEGEND

⊕ = Existing Stop Sign

* Right turn operates under yield control.

Vanasse Hangen Brustlin, Inc.



Not to Scale

Existing Lane Use & Traffic Control
Loudoun County Detention Facility
Leesburg, Virginia

Figure 2

Table 6

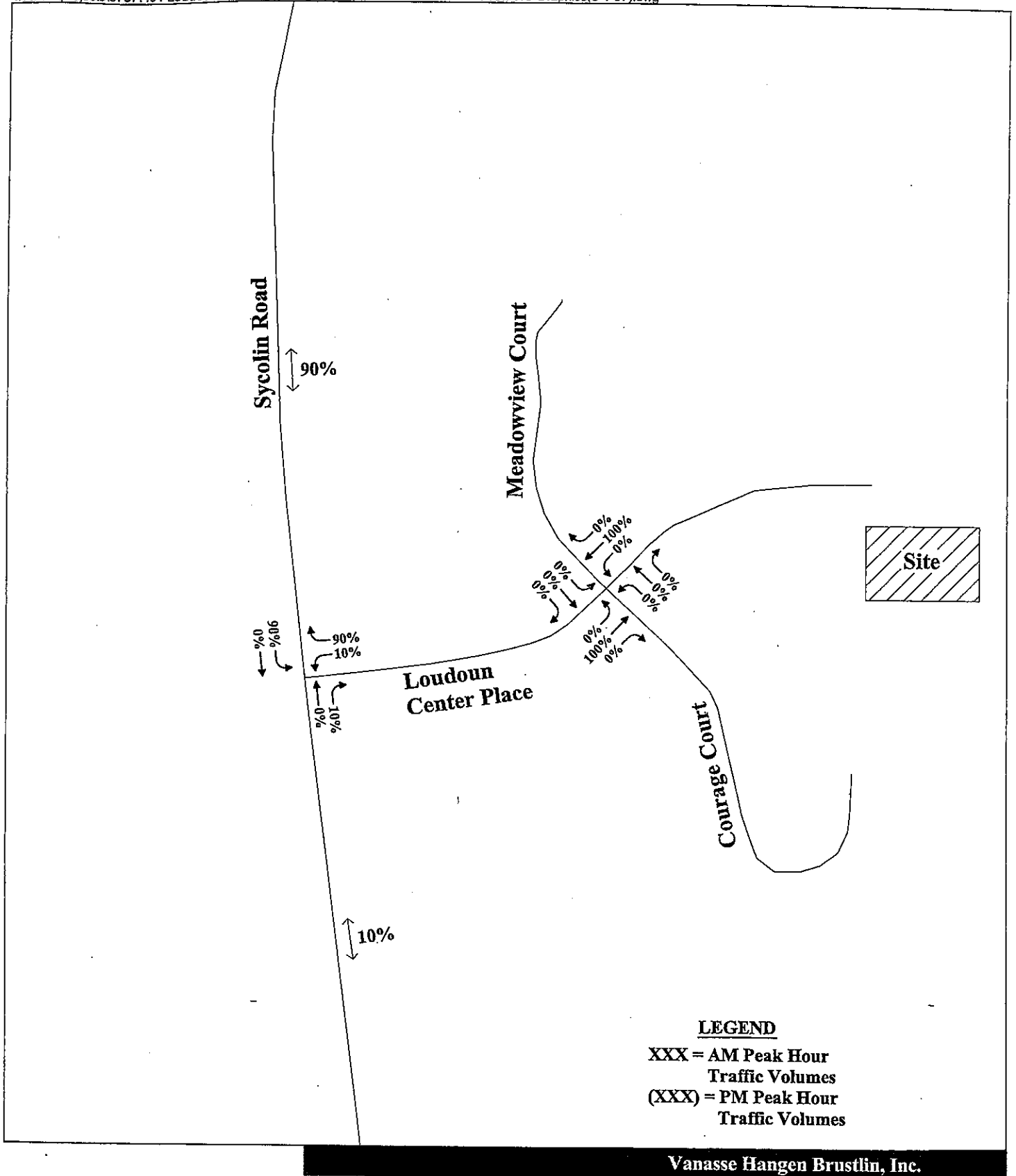
Loudoun County Detention Facility Peak Hour Trip Generation Summary

	Weekday AM Peak Hour			Weekday PM Peak Hour		
	Inbound	Outbound	Total	Inbound	Outbound	Total
Detention Facility	43	25	68	25	43	68
Total New Trips	43	25	68	25	43	68

Table 7

Loudoun County Detention Facility Daily Trip Generation Summary

	Weekday ADT		
	Inbound	Outbound	Total
Detention Facility	118	128	246
Total ADT	118	128	246



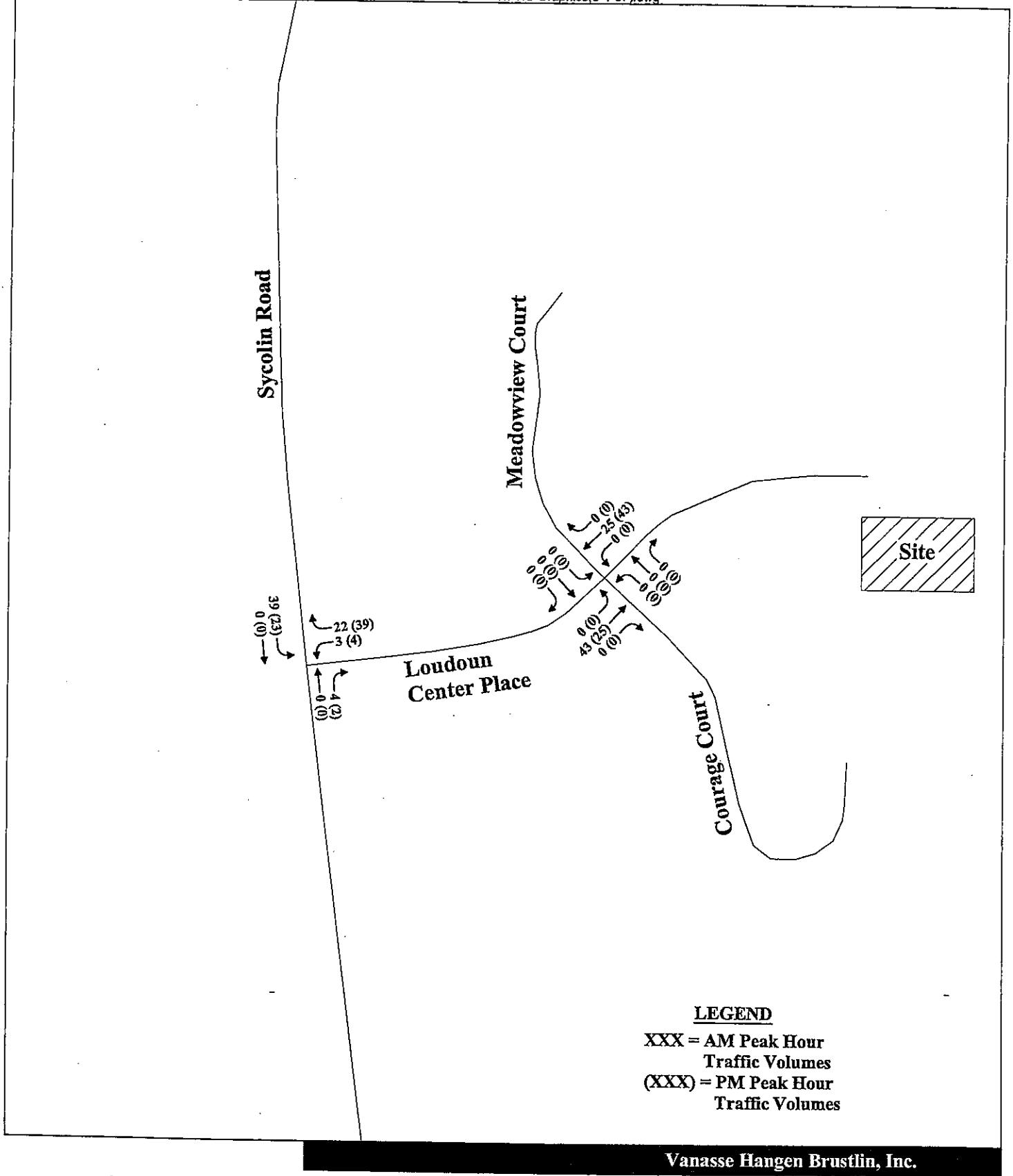
Vanasse Hangen Brustlin, Inc.



Not to Scale

2010 New Trip Distribution
 Loudoun County Detention Facility
 Leesburg, Virginia

Figure 6

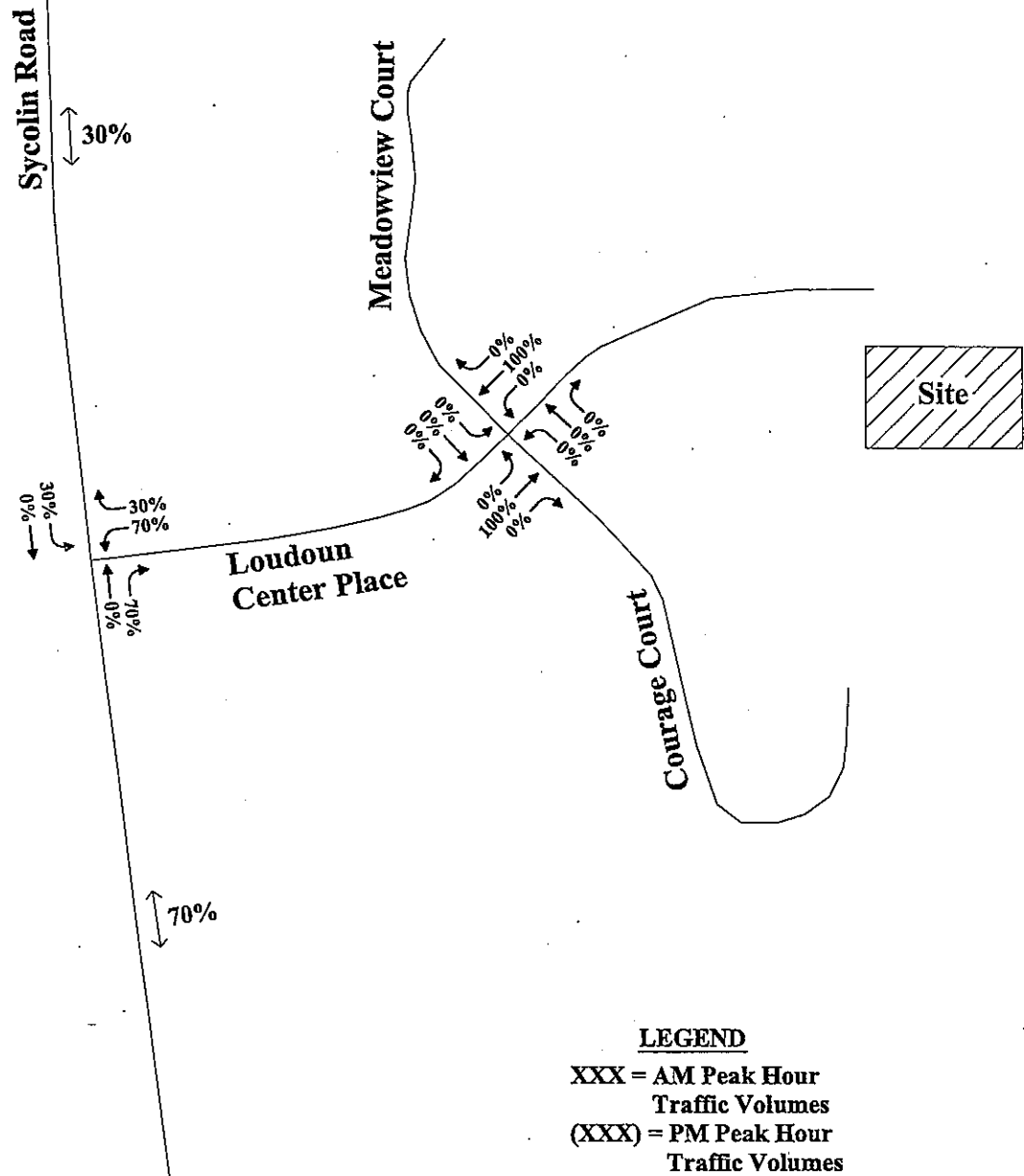


Not to Scale

2010 New Trip Assignment
 Loudoun County Detention Facility
 Leesburg, Virginia

Vanasse Hangen Brustlin, Inc.

Figure 7



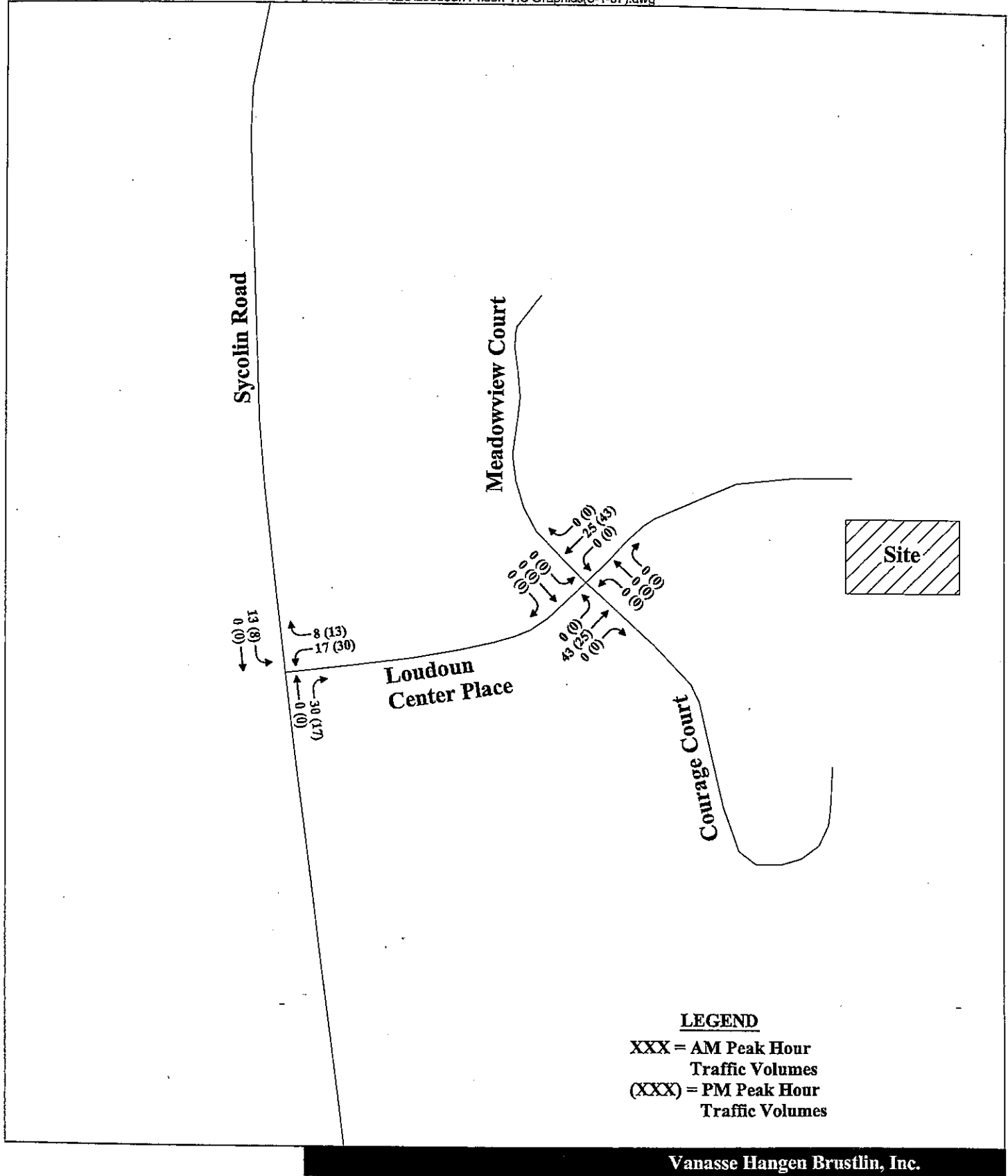
Vanasse Hangen Brustlin, Inc.



Not to Scale

2020 New Trip Distribution
Loudoun County Detention Facility
Leesburg, Virginia

Figure 9



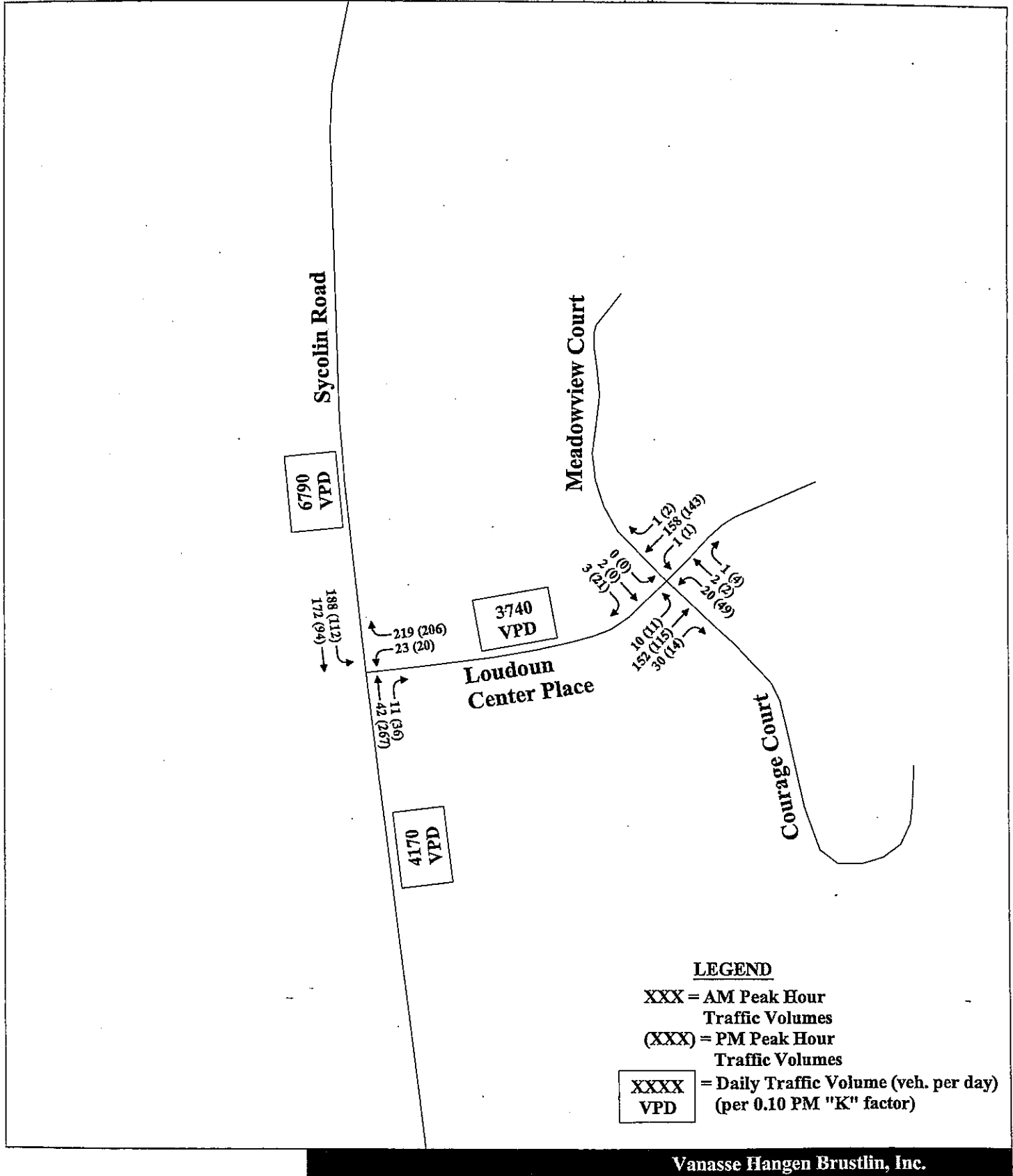
Vanasse Hangen Brustlin, Inc.



Not to Scale

2020 New Trip Assignment
Loudoun County Detention Facility
Leesburg, Virginia

Figure 10



Vanasse Hangen Brustlin, Inc.



Not to Scale

Existing Traffic Volumes
Loudoun County Detention Facility
Leesburg, Virginia

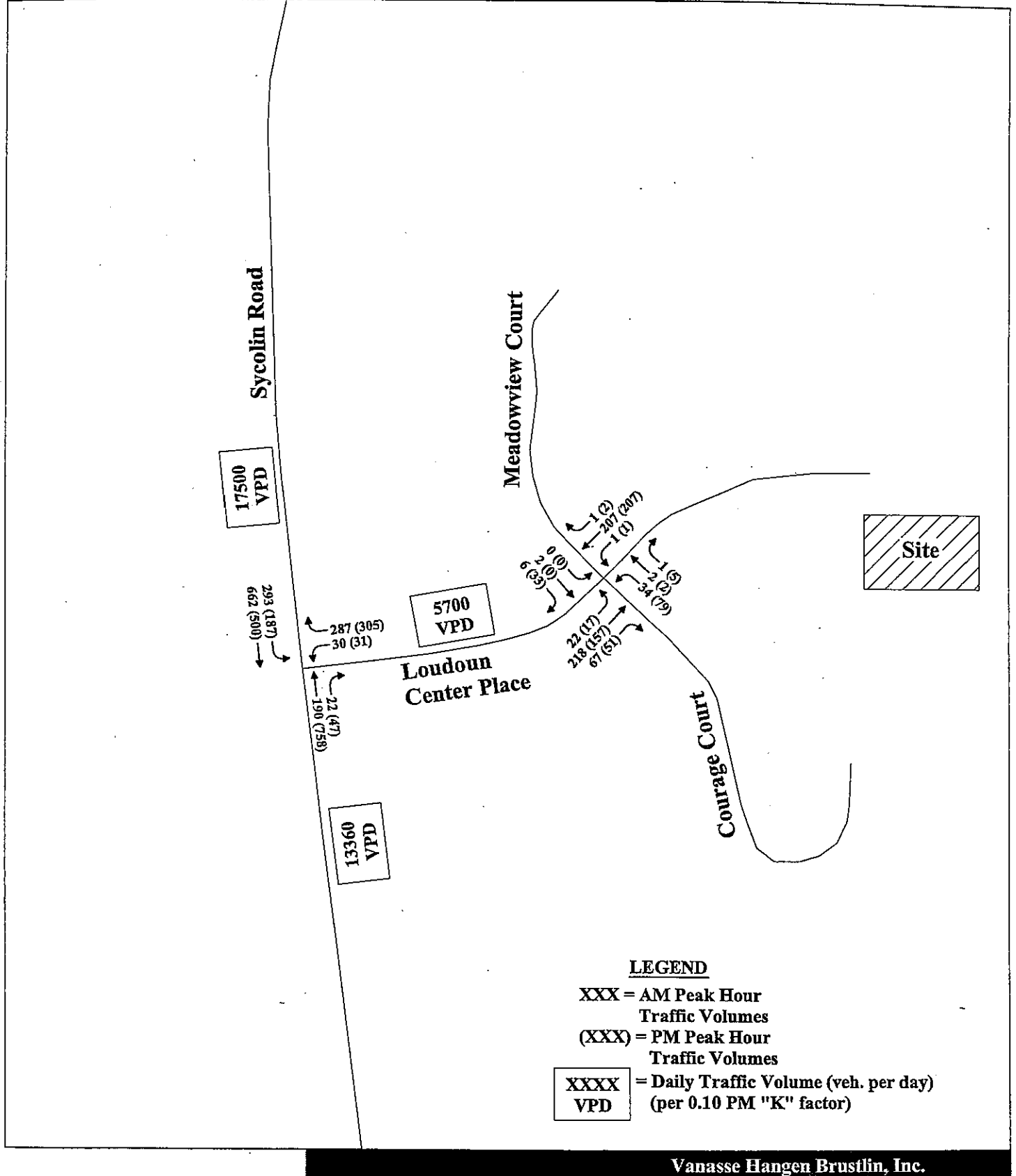
Figure 3

Table 2
Existing Conditions
Peak Hour Intersection Levels of Service

Intersection	Traffic Signal	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
			Delay ¹	LOS	Delay ¹	LOS
Sycolin Road @ Loudoun Center Place	No	NBTR	0.0	A	0.0	A
		SBTL	4.8	A	5.3	A
		WBL	16.3	C	16.4	C
		WBLR	10.9	B	13.1	B
		Overall	7.2	A	5.6	A
Loudoun Center Place @ Meadowview Court/Courage Court	No	NBLTR	8.3	A	8.6	A
		SBLTR	7.7	A	7.5	A
		EBTL	8.5	A	8.6	A
		EBR	6.1	A	6.1	A
		WBLTR	8.6	A	8.9	A
		Overall	8.3	A	8.5	A

Notes:

(1) Total average delay expressed as seconds per vehicle



Not to Scale

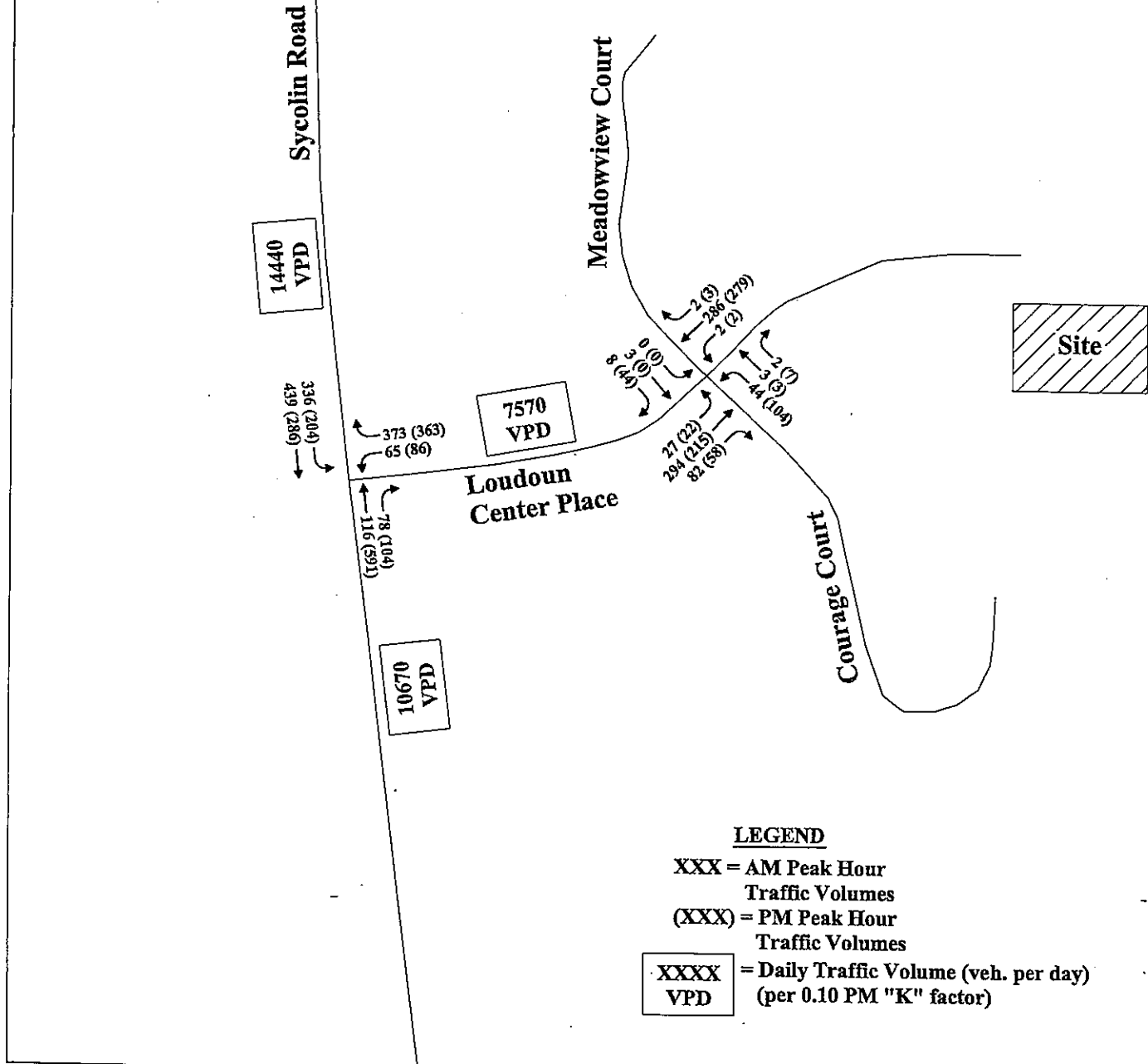
2010 Build Condition Peak Hour
Traffic Volumes
Loudoun County Detention Facility
Leesburg, Virginia

Vanasse Hangen Brustlin, Inc.

Figure 8

ATTACHMENT 11

A-40



Vanasse Hangen Brustlin, Inc.



Not to Scale

2020 Build Condition Peak Hour
Traffic Volumes
Loudoun County Detention Facility
Leesburg, Virginia

Figure 11

Table 10

2010 Build Condition Peak Hour Intersection Level of Service

Intersection	Traffic Signal	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
			Delay ¹	LOS	Delay ¹	LOS
Sycolin Road @ Loudoun Center Place	No	NBTTR	0.0	A	0.0	A
		SBT	0.0	A	0.0	A
		SBL	8.8	A	12.2	B
		WBL	56.1	F	248.7	F
		WBR	12.7	B	20.4	C
		Overall	5.9	A	11.7	B
Loudoun Center Place @ Meadowview Court/Courage Court	No	NBLTR	9.1	A	9.7	A
		SBLTR	8.2	A	8.3	A
		EBTL	10.7	B	10.4	B
		EBR	6.6	A	6.8	A
		WBLTR	9.6	A	10.6	B
		Overall	9.6	A	9.9	A

Notes:

(1) Total average delay expressed as seconds per vehicle

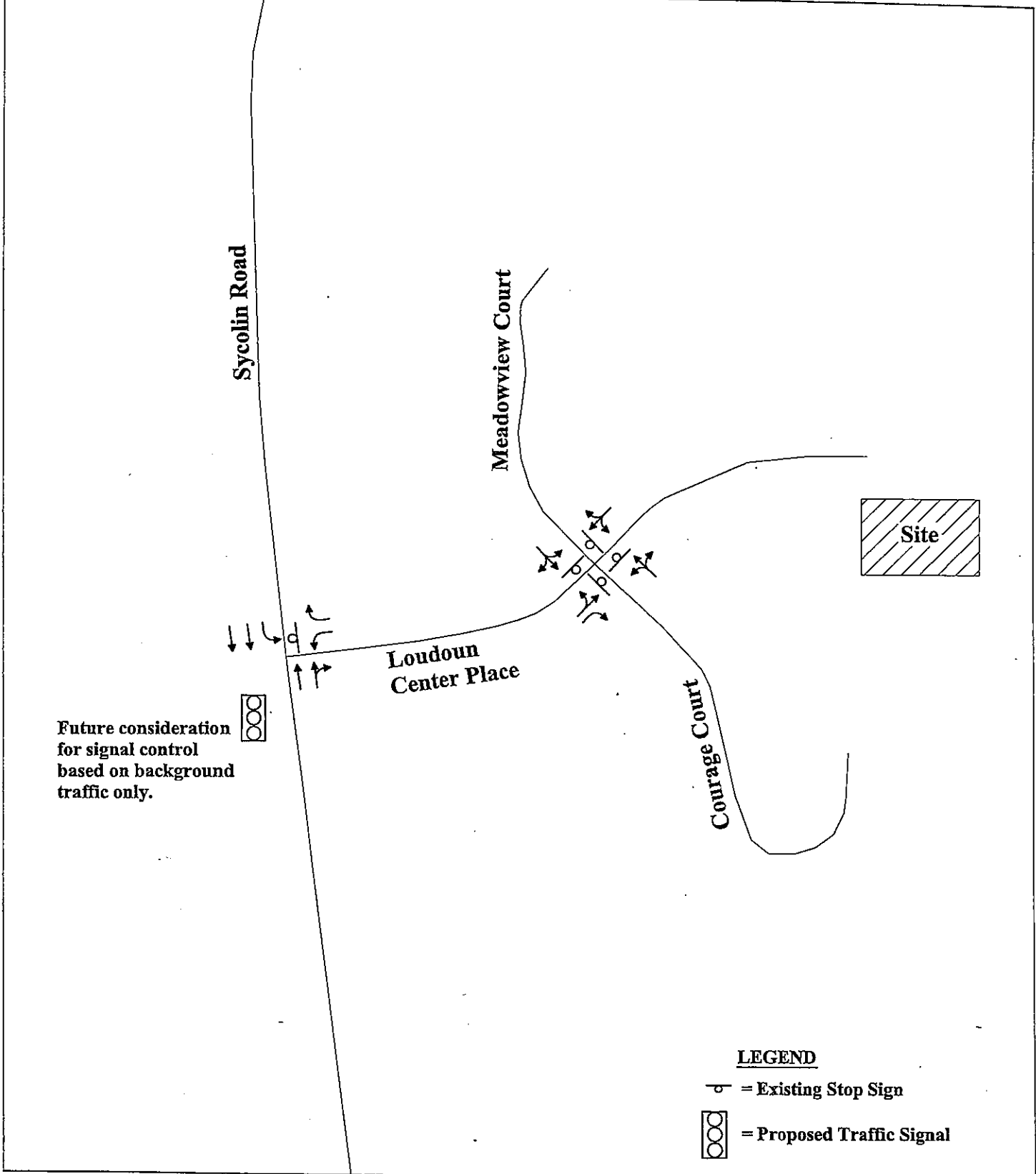
Table 11

2020 Build Condition Peak Hour Intersection Level of Service

Intersection	Traffic Signal	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
			Delay ¹	LOS	Delay ¹	LOS
Sycolin Road @ Loudoun Center Place	No	NBTTR	0.0	A	0.0	A
		SBT	0.0	A	0.0	A
		SBL	9.0	A	11.7	B
		WBL	95.5	F	617.6	F
		WBR	15.6	C	21.9	C
		Overall	11.2	B	59.2	F
Loudoun Center Place @ Meadowview Court/Courage Court	No	NBLTR	10.0	A	11.4	B
		SBLTR	8.8	A	9.3	A
		EBTL	14.9	B	14.6	B
		EBR	7.0	A	7.4	A
		WBLTR	11.6	B	14.1	B
		Overall	12.3	B	13.0	B

Notes:

(1) Total average delay expressed as seconds per vehicle



Not to Scale

Proposed Lane Use & Traffic Control
Loudoun County Detention Facility
Leesburg, Virginia

Vanasse Hangen Brustlin, Inc.

Figure 12



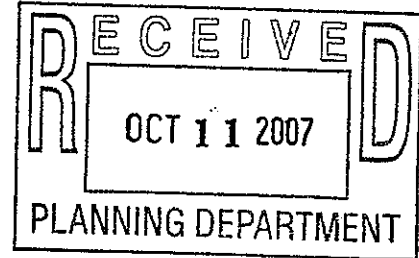
COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)
October 5, 2007

DAVID S. EKERN, P.E.
COMMISSIONER

Ms. Jane McCarter **MSC#62**
County of Loudoun
Department of Planning
1 Harrison Street, S.E.
Leesburg, Virginia 20177-7000



Re: SPEX 2007-0032 Loudoun County Adult Detention Center
Loudoun County

Dear Ms. McCarter:

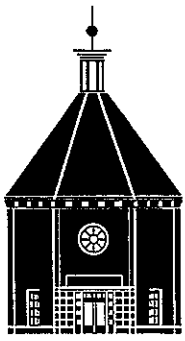
I have reviewed the above plan as requested in your submittal dated August 30, 2007, and received on September 4, 2007. I have no objection to the approval of this plan.

If you have any questions, please call me at (703)383-2424.

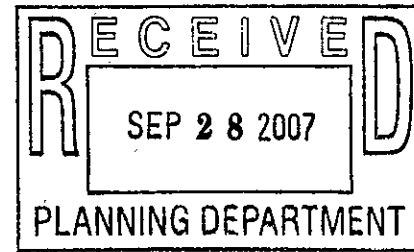
Sincerely,

Kevin Nelson
Transportation Engineer

cc: Mr. Imad Salous
spex2007-032se1LoudounCoAdultDetCtr10-5-07JM



The Town of
**Leesburg,
Virginia**



25 West Market Street ■ P.O. Box 88 ■ 20178 ■ 703-777-2420 ■ Metro: 703-478-1821 ■ FAX: 703-771-2727 ■ www.leesburgva.gov

September 25, 2007

Jane McCarter, Project Manager
Loudoun County Department of Planning
1 Harrison Street, SE
P.O. Box 7000
Leesburg, VA 20177

RE: SPEX 2007-0032, Loudoun County Adult Detention Center, (Phase II)

Dear Ms. McCarter:

Recommendation: The Town has no objections to this application, provided the items listed below are addressed by the County.

Background: In 1985, Loudoun County acquired 92 acres near the Leesburg Executive Airport to utilize as a government support site. The site, which is zoned JLMA 20, is located along Sycolin Road north of Cochran Mill Road, within the jurisdiction of Loudoun County, near the Leesburg Executive Airport.

Through the development of the master plan for the site, plans for a new Adult Detention Facility (ADF) were created. In 2005, a consultant's report stated that the size of the facility needed to double to meet expected inmate population growth. The Board of Supervisors approved Public Safety Master Plan Option 2 as the master plan for the support site, which includes the expanded ADF outlined within this referral.

Phase I of the facility began housing inmates in June, 2007, with a rated capacity of 220 inmates. This number was exceeded immediately upon opening of the facility, leading to this application for Phase II of the project, per the Master Plan.

Description of the Proposal: The application is for a special exception for Phase II of the Loudoun County Adult Detention Center, located within the 92-acre government services support center.

There are numerous government facilities located on the site, including the following:

- The existing Adult Detention Center
- Virginia Army National Guard

A-45

- Virginia State Police
- Meadowview Terrace (youth shelter, Friendship House, transitional housing facility, and respite center)
- Loudoun County vehicle maintenance facility
- Juvenile Detention Center and Central Kitchen
- Fire and Rescue Administration and Training Facility
- Work release center
- Loudoun County Department of Information and Technology
- Town of Leesburg water tank

This Special Exception refers specifically to the Phase II expansion of the ADF. The following is a summary of the capacity, size and staffing of Phase I and II of the facility:

	Phase I	Phase II	Total
Inmate capacity	220	256	476
Number of cells	124	256	380
Square footage	87,000 GSF	125,000 GSF	212,000 GSF
Staff	92	54	146

In addition to the square footage increase of the facility, there will also be an increase to the parking area and the creation of a stormwater management facility. This stormwater facility will be located on the site adjacent to the intersection of two proposed roads, Crosstrail Boulevard and Kincaid Boulevard extended. Neither of these roads are included with this application.

It should be noted that there will a Phase III addition to the facility at some point in the future, which will include a mental health facility.

Analysis and Recommendations: The following analysis is based on comments from several Town departments. The complete Town departmental comments are attached. The review was undertaken with regard to a number of subject areas, including land use, transportation, utilities and police.

Land Use:

The Town Plan's Land Use Policy Map designates the site for institutional uses, which is consistent with the proposal. It is suggested that design of the facility and associated lighting facilities be designed to be as unobtrusive as possible, given the type of use proposed. In addition, the Town Plan references Crosstrail Boulevard, Miller Drive and Kincaid Boulevard in the vicinity of the project. The Town encourages the County to acknowledge these roads and preserve adequate right-of-way, in appropriate locations, in order to accommodate them.

Recommendation: The application can be approved, provided the items referenced within this report are addressed satisfactorily, including acknowledgement of the aforementioned roads.

Traffic and Transportation:

The Town finds that the proposed use will not add significant trips to Sycolin Road, and will therefore have negligible impacts to the road network.

Recommendation: We suggest that the applicant provide the proposed locations of an extended Miller Drive and an extended Kincaid Boulevard, as was presented within the former school site plans proposed for the Cangiano property.

Utilities:

The Town's water and sanitary sewer system have the capability to serve Phase II of the ADC. This is incumbent, however, upon the applicant agreeing to design and build on-site water and sanitary sewer infrastructure in compliance with the Town's Design and Construction Standards manual.

It should be noted that the Town is already providing water and sanitary sewer to the 92-acre support site per long standing policies of providing service to this area outside of the Town. The County support facility falls within the area defined by the UGA/JLMA, and any specific extension to the area, such as this application, requires Town Council approval. For this particular site, the Town and the applicant are currently engaged in meetings to discuss the design of the system.

Recommendation: The Utilities Department has no objections to the application, provided the following issues are addressed:

- a. Relocate the proposed waterline loop clear of the fence to ensure it is readily accessible by Town personnel.
- b. Acknowledge that at such time the plan is approved, the applicant will pay the appropriate pro-rata fees established for the Lower Sycolin Sewer Shed Sanitary Sewer Conveyance System (Lower Sycolin Pump Station D) as per Town Resolution 2005-182 adopted November 8, 2005.
- c. Include in the site design a portion of gravity sewer system to anticipate the site's future gravity outfall to the Lower Sycolin Pump Station.

Leesburg Executive Airport:

Indications are that the two story height of the buildings and the lighting information provided by the applicant will not have a negative impact on operations of the airport. The applicant must ensure, however, that the lighting of the project will not interfere with aircraft operations.

Recommendation: The applicant must ensure that all lighting is in a fixed horizontal position, and shall not shine upward.

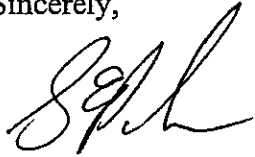
Police Department:

The Police Department acknowledges that an addition to the Loudoun ADC is necessary as described above.

Recommendation: As a result of potential increases in the movement of recently released persons, it is suggested that the future Crosstrail Boulevard be used as an access point to the ADC area. As a result, local transportation could install and utilize bus stops for pick up and drop off of citizens at the facility. Furthermore, a transportation plan should be created to make pedestrian access to the facility safe for the general public.

Thank you for the opportunity to provide these comments. If you require further information, please do not hesitate to contact me at 703.771.2771.

Sincerely,



Scott E. Parker, AICP
Senior Planner
Town of Leesburg

cc: Town Council
Planning Commission
Town Manager
Susan Swift, (TOL, Director of Planning, Zoning and Development)
David Fuller, (TOL, Chief of Comprehensive Planning)

Attachments: 1. TOL agency referral; Engineering (Tom Mason)
2. TOL agency referral; Leesburg Executive Airport (Tim Deike)
3. TOL agency referral; Utilities department (Lyle Fisher)
4. TOL agency referral; police Department (Officer C.F. Tidmore, LPD)



The Town of Leesburg
INTEROFFICE MEMORANDUM
DEPARTMENT OF ENGINEERING & PUBLIC WORKS

TO: Scott Parker, AICP, Senior Planner
DPZD, Comprehensive Planning Division

FROM: Thomas A. Mason, P.E.
Director of Engineering and Public Works

Calvin K. Grow, P.E.
Transportation Engineer

Michael K. Bomgardner
Engineer

DATE: September 13, 2007

RE: Loudoun County Adult Detention Center Expansion (Phase II)

SUBJECT: Referral comments

Recommendation:

We have no objection to the approval of this special exception application as referenced in this memorandum.

Background:

The Loudoun County Adult Detention Center is located on a ninety-two (92) acre parcel located on the east side of Sycolin Road (Route 643), south of Miller Drive and north of Cochran Mill Road (Route 653). This proposal is to expand the existing facility from an 87,000 square foot non-residential floor area to 125,000 square feet. The proposed expansion is expected to be completed in 2010. Access to the site is via one (1) driveway located on Loudoun Center Place.

Loudoun County Adult
Detention Center Expansion (Phase II)

A-49

The traffic impact study assumes that the construction of Crosstrail Boulevard between the Dulles Greenway and Route 7 will provide an additional roadway connection in the 2020 build-out condition.

Information received by DE&PW on September 5, 2007:

1. Traffic Impact Study	8-6-2007
2. Statement of Justification	8-30-2007
3. Sycolin Road Extension Exhibit	8-30-2007
4. Existing Conditions Analysis	8-30-2007
5. Special Exception Plat	8-22-2007

Analysis and Conclusions:

Based upon the information reviewed, we have no objections to the Department of Planning, Zoning and Development forwarding a recommendation of approval.

The traffic impact study only analyzed the intersection of Loudoun Center Place and Sycolin Road. The proposed adult detention center expansion will only generate 246 additional vehicle trips per day.

This traffic impact analysis determined that the roadway network in the vicinity of the site will operate under similar conditions as before development, with no significant negative impacts due to the traffic generated by the expansion of the detention facility.

It would be helpful if the applicant provided the proposed locations of an extended Miller Drive and an extended Kincaid Boulevard as was presented in the former school site plans proposed for the Cangiano property (see attachments).

Please do not hesitate to contact me with any questions or if I can be of any further assistance.

A-50



Thomas A. Mason, P.E.
Director of Engineering and Public Works

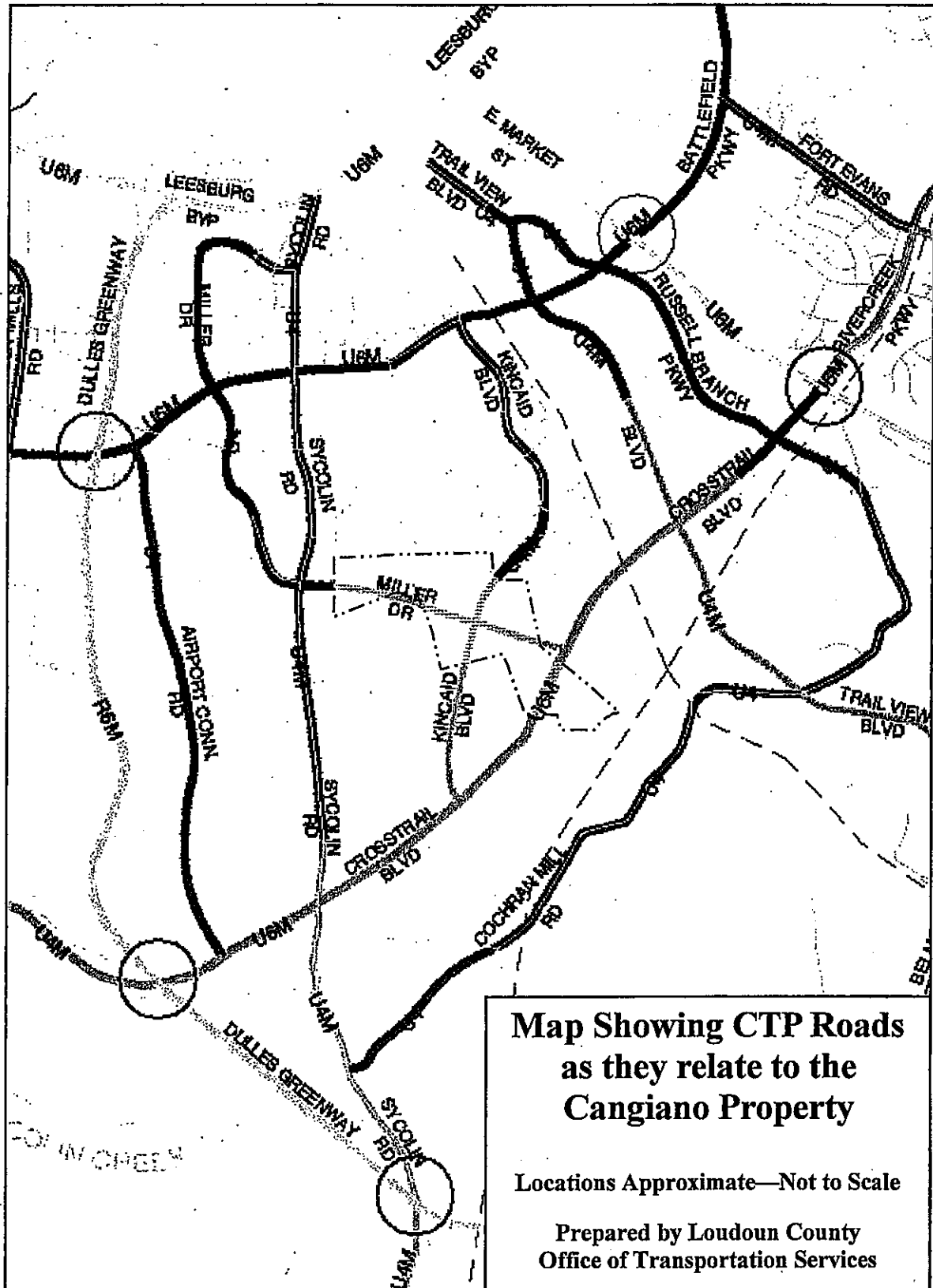


Calvin K. Grow, P.E.
Transportation Engineer

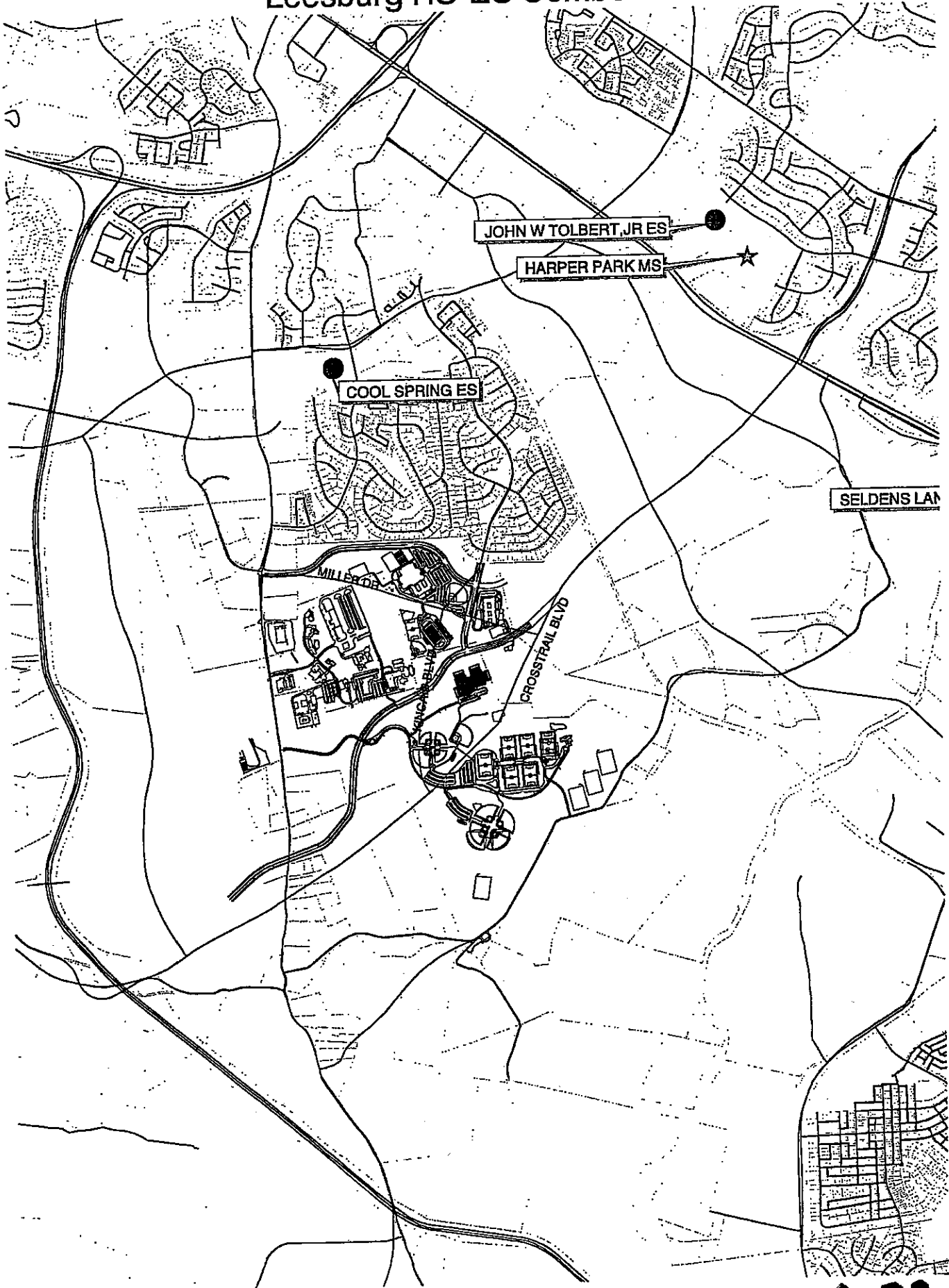


Michael K. Bomgardner
Engineer

Cc: Susan Swift, Director of Planning, Zoning and Development
David Fuller, Chief of Comprehensive Planning
Lee Phillips, Chief of Current Planning
William R. Ackman, P.E., Chief of Engineering



Leesburg HS-ES Combo Site



LEESBURG EXECUTIVE AIRPORT

TO: Scott Parker, DPZD, Comprehensive Planning Division
FROM: Timothy B. Deike, A.A.E./C.A.E. Airport Director
DATE: Sept 11, 2007
RE: SPEX 2007-0032 Loudoun County Adult Detention Center Expansion
(Phase II)
SUBJECT: Referral comments

Recommendation:

No objection of the plan, as long as policies of facility design continue to be sensitive to the proximity of the airport. This would especially refer to lighting, which must shine downward in a fixed horizontal position.

Town Plan Goals and Objectives:

The analysis and recommendations provided in this referral have been undertaken in reference to the following goals(s)/objective(s) stated in the 2005 Town Plan:

The proposal seems to fit within the Institutional land use categories of the Town Plan.

Analysis and Conclusions:

Indications are that the two story height of the buildings and the lighting information provided by the applicant will not have a negative impact on operations of the airport. The applicant must ensure, however, that the lighting of the project will not interfere with aircraft operations. This would mean that the applicant must ensure that all lighting is in a fixed horizontal position, and shall not shine upward.



The Town of Leesburg
DEPARTMENT OF UTILITIES

TO: Scott E. Parker, AICP, Senior Planner
DPZD, Comprehensive Planning Division

FROM: Lyle S. Fisher, P.E. *LSF*
Utilities Engineer

DATE: September 14, 2007

RE: SPEX 2007-0032
Loudoun County Adult Detention Center (Phase II)

SUBJECT: Referral comments

Recommendation:

- 1) The Utilities Department has no objections, providing the following changes are made with the submission of the site plan:
 - a. Relocate the proposed waterline loop clear of the fence readily accessible to Town personnel.
 - b. Acknowledge that at such time the plan is approved, the applicant will pay the appropriate pro-rata fees established for the Lower Sycolin Sewer Shed Sanitary Sewer Conveyance System (Lower Sycolin Pump Station D) as per Town Resolution 2005-182 adopted November 8, 2005.
 - c. Include in the site design a portion of gravity sewer system to anticipate the site's future gravity outfall to the Lower Sycolin Pump Station.

Town Plan Goals and Objectives:

The analysis and recommendations provided in this referral have been undertaken in reference to the following goal(s)/objective(s) stated in the 2005 Town Plan:

In the Introduction of the Town Plan, page 4 Urban Growth Area and Joint Land Management Area states:

"..., it is important, with significant fiscal implications, to ensure that the Town's goals and coverage areas for water and sewer service be stated in the Town Plan."

The Loudoun County Adult Detention Center Phase II falls within the 92 acre County Support Facility which is within the area defined by the UGA / JLMA. Extension of water and sanitary sewer services beyond Town corporate limits to serve the Loudoun County Adult Detention Center Phase II must be approved by Town Council.

Analysis and Conclusions:

The Town's water and sanitary sewer system have the capability to serve the Loudoun County Adult Detention Center Phase II. As long as the applicant agrees to design and build the on-site water and sanitary sewer infrastructure in compliance with the Town's Design and Construction Standards Manual, the Utilities Department will endorse the application.



Leesburg Police Department

Community Services Section

P.O. III C.F. Tidmore, CPS

Crime Prevention Specialist

TO: Chief J. Price
FROM: Officer C.F. Tidmore, LPD
DATE: 9-13-2007
RE: SPEX 2007-0032
SUBJECT: Loudoun County ADC Expansion Review

Recommendation:

I do not object to the application.

Evaluation:

The new addition to the Loudoun ADC is necessary as described in the referral memorandum. As a result of a potential increase in the movement of recently released persons, one recommendation would be to use the future Crosstrail Blvd. as an access point to the ADC area. Local transportation could install bus stops for pick up and drop off of citizens at the facility. Otherwise, I can only recommend that a transportation plan needs to be created to make pedestrian access to the facility safe for the general public.

Disclaimer:

The attached recommendations are based on industry practices and accepted CPTED principles. While they are intended to deter criminal activity, the implementation of these recommendations cannot guarantee the total absence of criminal activity.

A-57


DEPARTMENT OF BUILDING AND DEVELOPMENT

COUNTY OF LOUDOUN

MEMORANDUM

DATE: October 5, 2007

TO: Jane McCarter, Planning Project Manager

FROM: William Marsh, Environmental Review Team Leader 

CC: Joe Gorney, Community Planning

SUBJECT: SPEX-2007-0032 Adult Detention Center

The Environmental Review Team (ERT) reviewed the subject application during the September 25, 2007, ERT Meeting. Our comments pertaining to the current application are as follows:

Regarding streams, wetlands, and stormwater management

- 1) A wetland delineation is depicted in plan view for the project. Please provide a note on Sheet 1 referencing the approved Jurisdictional Determination as the source of the wetlands information depicted on the plan.
- 2) The plan depicts impacts to wetlands to create stormwater infrastructure. Please adjust the best management practice (bmp) design to avoid wetland impacts. The bmp approach can also incorporate more infiltration and vegetated buffer or swale approaches to provide water quality treatment while replacing storm sewer pipe and shrinking the proposed pond size. This approach is consistent with Policy 23 on Page 5-11 of the RGP, which states that "the County will support the federal goal of no net loss to wetlands in the County." Furthermore, the County's strategy is to protect its existing green infrastructure elements and to recapture elements where possible [RGP, Page 6-8, Green Infrastructure Text]. Finally, the Surface Water Policies within the RGP support the implementation of Low-Impact Development (LID) techniques (Page 5-17).

Regarding forest resources, tree buffer

- 3) The current plan depicts site work very close to a neighboring parcel with little space to create a buffer. Please adjust the project alignment to provide sufficient space.

Regarding green building practices

- 4) Staff encourages a commitment to incorporating aspects Leadership in Energy and Environmental Design (LEED) standards, as supported by the United States Green Building Council. LEED recognizes site sustainability, conservation of energy and water, and indoor air quality, among other goals. The Revised General Plan also encourages these goals in the General Water Policies supporting long-term water conservation (Policy 1, Page 2-20); the Solid Waste Management Policies supporting waste reduction, reuse, and recycling (Policy 2, Page 2-23); and the Air Quality Policies supporting the creation of pedestrian and bicycle facilities (Policy 1, Page 5-41). Furthermore, the County encourages project designs that ensure long-term sustainability, as discussed in the Suburban Policy Area, Land Use and Pattern Design text (Page 6-2).

Due to the scope of the comments provided, staff requests an opportunity to comment on the subsequent submission of this application. Please contact me if you need any additional information.



LOUDOUN COUNTY, VIRGINIA
Department of Fire, Rescue and Emergency Management

803 Sycolin Road, Suite 104 Leesburg, VA 20175
Phone 703-777-0333 Fax 703-771-5359

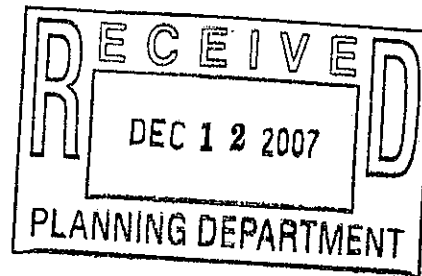


MEMORANDUM

To: Jane McCarter, Project Manager
From: Maria Figueroa Taylor, Fire-Rescue Planner
Date: December 11, 2007
Subject: Adult Detention Center
SPEX 2007-0032 & SPEX 2007-0041

Thank you for the opportunity to review the above-captioned application. The Fire and Rescue Planning Staff has no comments.

If you have any questions or need additional information, please contact me at 703-777-0333.



C: Project file

*Teamwork * Integrity * Professionalism * Service*

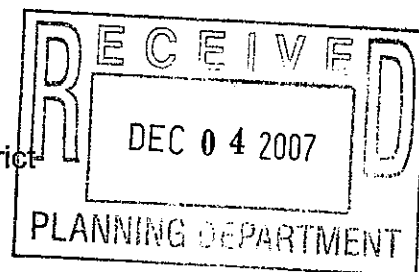
A-60



**COUNTY OF LOUDOUN
PARKS, RECREATION AND COMMUNITY SERVICES
REFERRAL MEMORANDUM**

To: Jane McCarter, Project Manager, Planning Department
(MSC #62)
From: Mark A. Novak, Chief Park Planner, Facilities Planning and
Development (MSC #78)
CC: Diane Ryburn, Director
Steve Torpy, Assistant Director
Su Webb, Park Board, Chairman/ Catoctin District

Date: December 3, 2007



Subject: SPEX 2007-0032 Adult Detention Center Phase 2 Expansion (2nd
Submission)

Election District: Catoctin **Sub Planning Area:** Leesburg

MCPI #: 192-39-5324, 191-16-9866

BACKGROUND/ ANALYSIS:

The Sheriff's office is requesting a Special Exception to allow expansion of the Adult Detention Center (ADC) located at 42035 Loudoun Center Place, Leesburg, Virginia. Due to the growth of the County and the corresponding increases in the number of inmates at the Loudoun County ADC necessitate an expansion of the facility. The need has been justified and expressed through the Community-based Corrections Plan and the Public Safety Master Plan.

COMMENTS:

The Department of Parks Recreation and Community Services (PRCS) have reviewed the application as presented, and has no objection to the approval of this application in its current form. However, it should be understood any properties developing adjacent to Philip A. Bolen Memorial Park should be in conformance with the approved special exception (SPEX 2003-0022) for the park. It is our expectation that any programmatic impacts and/or associated cost as a result of development be coordinated with PRCS and additional fund requirements is absorbed by that project.

If you have any question or concerns regarding these comments, please feel free to contact me personally at 703-737-8992, or via e-mail at mark.novak@loudoun.gov. I look forward to attending any meetings or sessions to offer our support or to be notified of any further information regarding this project.

A-61



Environmental Health
Phone: 703 / 777-0234
Fax: 703 / 771-5023

Loudoun County Health Department

P.O. Box 7000
Leesburg VA 20177-7000



Community Health
Phone: 703 / 777-0236
Fax: 703 / 771-5393

September 11, 2007

MEMORANDUM TO: Jane McCarter , MSC #62
Planning

FROM: Jeff Widmeyer, MSC #68 *JPW*
Sr. Env. Health Specialist
Division Of Environmental Health

SUBJECT: SPEX-2007-0032
LCTM 60/15 & 60/12, PIN# 192395324 & 191169866

The above referenced project meets the requirements of Section 1245.10 of the LSDO for:

	Yes	No	N/A
a. Proposed Drainfield Sites	_____	_____	___X___
b. Proposed Wells	_____	_____	___X___

The locations on the plat, submitted by HSMM/AECOM, dated **8/22/07**, are correct as shown:

a. Wells (existing and proposed)	_____	_____	___X___
b. Drainfield Sites	_____	_____	___X___

Health Department staff recommends: Approval X Denial _____
Approval with conditions _____

Items that are incorrect/deficient are listed on the attached page.

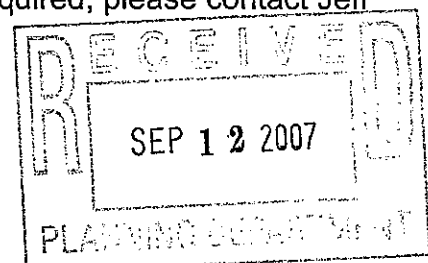
Attachments Yes _____ No X

If further information or clarification on the above project is required, please contact Jeff Widmeyer at 777-0642.

JPW/JEL/jpw

(Signature)

VDH VIRGINIA
DEPARTMENT
OF HEALTH
Protecting You and Your Environment



A-62

DATE AFFIDAVIT IS NOTARIZED: 8 JANUARY 2008

Page B 1

APPLICATION NUMBER: SPEX 2007-0032

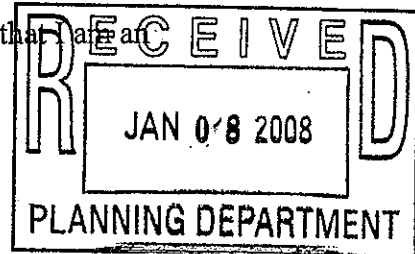
I, Major Robert Mulligan, County of Loudoun Sheriff's Office _____, do hereby state that I am an

☒ applicant

☐ applicant's authorized agent listed in Section B.1. below

in application Number(s): SPEX 2007-0032

and that to the best of my knowledge and belief, the following information is true:



B. MANDATORY DISCLOSURES

1. NAMES AND ADDRESSES OF REAL PARTIES IN INTEREST

The following constitutes a listing of the names and addresses of all **APPLICANTS**, **TITLE OWNERS**, **CONTRACT PURCHASERS** and **LESSEES** of the land described in the application* and if any of the forgoing is a **TRUSTEE**** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application. Multiple relationships may be listed together. For multiple parcels, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

PIN	NAME (First, M.I., Last)	ADDRESS (Street, City, State, Zip Code)	RELATIONSHIP (listed in bold , above)
	Loudoun County Board of Supervisors	1 Harrison St SE Leesburg, VA 20175	Owner
	Scott K. York	1 Harrison St SE Leesburg, VA	Owner
	Jim Burton	1 Harrison St SE Leesburg, VA	Owner
	Stevens Miller	1 Harrison St SE Leesburg, VA	Owner
	Eugene Delgaudio	1 Harrison St SE Leesburg, VA	Owner
	Kelly Burk	1 Harrison St SE Leesburg, VA	Owner
	Sally R. Kurtz	1 Harrison St SE Leesburg, VA	Owner
	Andrea McGimsey	1 Harrison St SE Leesburg, VA	Owner
	Susan Klimek Buckley	1 Harrison St SE Leesburg, VA	Owner
	Lori Waters	1 Harrison St SE Leesburg, VA	Owner
	Major Robert Mulligan	Loudoun County Sheriff's Office 42035 Loudoun Center Place, VA 20175	Agent
	Office of Capital Construction	211 Gibson Street, N.W. Suite #123 Leesburg, VA 20176	Agent
	Lewis Rauch	211 Gibson Street, N.W. Suite #123 Leesburg, VA 20176	Agent
	James Rauch	211 Gibson Street, N.W. Suite #123 Leesburg, VA 20176	Agent
	John McCarthy Kiran Parikh	211 Gibson Street, N.W. Suite #123 Leesburg, VA 20176	Agent

If multiple copies of this page are provided please indicate Page _____ of _____ pages.

Adult Detention Center Phase II

Attorneys

John Carlton
Office of the County Attorney
1 Harrison St..
Leesburg, VA 20175

Agents

Hensel Phelps Construction Company
4437 Brookfield Corp. Drive # 207,
Chantilly, VA 20151

Vanasse Hangen Brustlin, Inc.
8300 Boone Boulevard, Suite 700,
Vienna, VA 22182

A-64

DATE AFFIDAVIT IS NOTARIZED: 8 JANUARY 2008

Page B 2

APPLICATION NUMBER: SPEX 2007-0032

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

☐ Real Parties of Interest information is continued on an additional copy of *page B-1*

If multiple copies of this page are provided please indicate Page ____ of ____ pages.

Revised March 2007

A-65

DATE AFFIDAVIT IS NOTARIZED: 8 JANUARY 2008

Page B 3

APPLICATION NUMBER: SPEX 2007-0032

2. NAMES OF CORPORATION SHAREHOLDERS

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 1% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation (complete name, street address, city, state, zip)

Description of Corporation:

☐ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of shareholders (first name, middle initial and last name)

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Not applicable	

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
Not applicable	

Check if applicable:

☐ Additional shareholder information is continued on an additional copy of page B-2

If multiple copies of this page are provided please indicate Page ____ of ____ pages.

DATE AFFIDAVIT IS NOTARIZED: 8 January 2008

Page B 4

APPLICATION NUMBER: SPEX 2007-0032

3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address (complete name, street address, city, state, zip)

 (check if applicable) The above-listed partnership has no limited partners.

Names and titles of the Partners (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

NAME (First, M.I., Last)	Title (e.g. General Partner, Limited Partner, etc)
Not applicable	

Check if applicable:

 Additional Partnership information is included on an additional copy of page B-3.

4. One of the following options **must** be checked

 In addition to the names listed in paragraphs B. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, and beneficiary of a trust) 1% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

☒ Other than the names listed in B. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, and beneficiary of a trust) 1% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

 Additional information for Item B. 3. is included on an additional copy of page B-3.

If multiple copies of this page are provided please indicate Page of pages.

DATE AFFIDAVIT IS NOTARIZED: 8 January 2008

Page C 1

APPLICATION NUMBER: SPEX 2007-0032

C. VOLUNTARY DISCLOSURE

1. That no member of the Loudoun County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (If none, so state).

NONE

2. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household and family, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 1% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$100 or more, singularly or in the aggregate with any of those listed in Section B, above.

EXCEPT AS FOLLOWS: (If none, so state).

NONE

3. The following constitutes a listing of names and addresses of all real parties in interest in the real estate which is the subject of this application, including the names and addresses of all persons who hold a beneficial interest in the subject property, who have, within five years of the application date, contributed, by gift or donation, more than one hundred dollars to any current member of the Board of Supervisors:

NAME (First, M.I., Last)	ADDRESS (Street, City, State, Zip Code)
Not applicable	

 Additional County-Official information for Item C is included on an additional page C-1.

If multiple copies of this page are provided please indicate Page of pages.

Revised March 2007

A-68

DATE AFFIDAVIT IS NOTARIZED: 8 JANUARY 2008

Page D 1

APPLICATION NUMBER: SPEX 2007-0032

D.

That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 1% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Section C. above, that arise on or after the date of this application.

WITNESS the following signature:

Robert L Mulligan

check one: ☒ Applicant or ☐ Applicant's Authorized Agent

Major Robert Mulligan, County of Loudoun Sheriff's Office

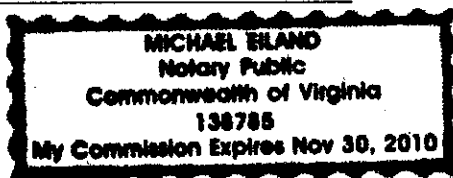
(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 8 day of JANUARY, 2008, in
the State/Commonwealth of VIRGINIA, in the County/City of LOUDOUN

[Signature]

Notary Public

My Commission Expires: _____



DATE AFFIDAVIT IS NOTARIZED: 9/7/07

Page B 1

APPLICATION NUMBER: SPX 2007-0032

I, Michelle Smith, do hereby state that I am an

 applicant

☒ applicant's authorized agent listed in Section B.1. below

in application Number(s): SPX 2007-0032

and that to the best of my knowledge and belief, the following information is true:

B. MANDATORY DISCLOSURES

1. NAMES AND ADDRESSES OF REAL PARTIES IN INTEREST

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application* and if any of the foregoing is a **TRUSTEE**** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application. Multiple relationships may be listed together. For multiple parcels, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

PIN	NAME (First, M.I., Last)	ADDRESS (Street, City, State, Zip Code)	RELATIONSHIP (listed in bold, above)
	<i>VANASSE HANGEN BROTON</i>		
	<i>Michelle J. Smith</i>	<i>8300 Boone Blvd, Suite 700</i>	<i>AGENT</i>
		<i>Vienna, VA 22182</i>	<i>(traffic engineering consultant)</i>

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

 Real Parties of Interest information is continued on an additional copy of page B-1

If multiple copies of this page are provided please indicate Page of pages.

Revised March 2007

A-70A

DATE AFFIDAVIT IS NOTARIZED: 9/7/07

Page B 2

APPLICATION NUMBER: SPX 2007-0032

2. NAMES OF CORPORATION SHAREHOLDERS

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 1% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation (complete name, street address, city, state, zip)

Vanassee Hansen Brustlin, Inc., 101 Walnut Street Watertown, MA 02471

Description of Corporation:

LOCAL OFFICE: 8300 BOONE BLVD, SUITE 700, VIENNA VA 22182

☐ There are 100 or fewer shareholders and all shareholders are listed below.

☒ There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below

☐ There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.

☐ There are more than 500 shareholders and stock is traded on a national or local stock exchange

Names of shareholders (first name, middle initial and last name)

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
<u>Robert S. Brustlin</u>	<u>Robert M. Dubinsky</u>
<u>Jonathan L. Feinstein</u>	<u>John B. Jackson</u>
<u>James L. Diorio</u>	<u>John J. Kennedy</u>
<u>Ruth M. Bonsignore</u>	<u>Thomas Luciverto</u>
<u>Nancy G. Barker</u>	<u>Philip J. Macpherson</u>
<u>David A. Bohn</u>	<u>Michael E. McNeice</u>
<u>Michael J. Carragher</u>	<u>Francis S. O'Callaghan</u>
<u>Robert Christman</u>	<u>William J. Roache</u>
<u>Alan L. Clapp</u>	<u>Robert B. Shaw</u>
<u>Kevin R. Deloye</u>	<u>Stephen W. Thomas</u>

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
<u>Robert S. Brustlin</u>	<u>President, Chairman of Board</u>
<u>John B. Jackson</u>	<u>Treasurer</u>
<u>Robert M. Dubinsky</u>	<u>Clerk</u>
<u>William J. Roache</u>	<u>Assistant Clerk</u>
<u>Amne P. Zebrowski</u>	<u>General Counsel</u>

Check if applicable:

☒ Additional shareholder information is continued on an additional copy of page B-2

If multiple copies of this page are provided please indicate Page 1 of 2 pages

DATE AFFIDAVIT IS NOTARIZED: 9/7/07

Page B 2

APPLICATION NUMBER: SPX 2007-0032

2. NAMES OF CORPORATION SHAREHOLDERS

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 1% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation (complete name, street address, city, state, zip)

LOCAL OFFICE:
VANASSE HANGEN BASTIN, INC. 8300 BOONE BLVD, SUITE 700, VIENNA VA 22182

Description of Corporation: CORP OFFICE: 101 WALNUT STREET, WATERTOWN, MA 02471
There are 100 or fewer shareholders and all shareholders are listed below

There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of shareholders (first name, middle initial and last name)

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
<u>Robert R. Vokes</u>	

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)

Check if applicable:

Additional shareholder information is continued on an additional copy of page B-2

If multiple copies of this page are provided please indicate Page 2 of 2 pages.

DATE AFFIDAVIT IS NOTARIZED: 9/7/07

Page B 3

APPLICATION NUMBER: SPX 2007-0032

3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address (complete name, street address, city, state, zip)

 (check if applicable) The above-listed partnership has no limited partners.

Names and titles of the Partners (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

NAME (First, M.I., Last)	Title (e.g. General Partner, Limited Partner, etc)

Check if applicable:

 Additional Partnership information is included on an additional copy of page B-3.

4. One of the following options **must** be checked

 In addition to the names listed in paragraphs B. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, and beneficiary of a trust) 1% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

☒ Other than the names listed in B. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, and beneficiary of a trust) 1% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

 Additional information for Item B. 3. is included on an additional copy of page B-3.

If multiple copies of this page are provided please indicate Page of pages.

DATE AFFIDAVIT IS NOTARIZED: 9/7/07

Page C 1

APPLICATION NUMBER: SPX 2007-0032

C. VOLUNTARY DISCLOSURE

1. That no member of the Loudoun County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (If none, so state).

2. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household and family, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 1% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$100 or more, singularly or in the aggregate with any of those listed in Section B, above.

EXCEPT AS FOLLOWS: (If none, so state)

3. The following constitutes a listing of names and addresses of all real parties in interest in the real estate which is the subject of this application, including the names and addresses of all persons who hold a beneficial interest in the subject property, who have, within five years of the application date, contributed, by gift or donation, more than one hundred dollars to any current member of the Board of Supervisors:

NAME (First, M.I., Last)	ADDRESS (Street, City, State, Zip Code)

___ Additional County-Official information for Item C is included on an additional page C-1.

If multiple copies of this page are provided please indicate Page ___ of ___ pages.

Revised March 2007

A-70E

DATE AFFIDAVIT IS NOTARIZED:

9/7/07

Page D 1

APPLICATION NUMBER: SPX 2007-0032

D.

That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 1% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Section C. above, that arise on or after the date of this application.

WITNESS the following signature:

Michelle J. Smith

check one: ☐ Applicant or ☒ Applicant's Authorized Agent

Michelle J. Smith, P.E.

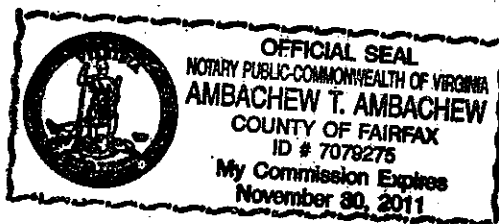
(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 7 day of September 2007, in the State/Commonwealth of VA, in the County/City of Fairfax.

[Signature]

Notary Public

My Commission Expires: 11/30/11



DATE AFFIDAVIT IS NOTARIZED: 8/8/2007

Page B 1

APPLICATION NUMBER: SPEX 2007-0032

I, Steve Speer, do hereby state that I am an

 applicant

 X applicant's authorized agent listed in Section B.1. below

in application Number(s): _____

and that to the best of my knowledge and belief, the following information is true:

B. MANDATORY DISCLOSURES

1. NAMES AND ADDRESSES OF REAL PARTIES IN INTEREST

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application* and if any of the forgoing is a **TRUSTEE**** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application. Multiple relationships may be listed together. For multiple parcels, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

PIN	NAME (First, M.I., Last)	ADDRESS (Street, City, State, Zip Code)	RELATIONSHIP (listed in bold , above)
	Hensel Phelps Construction Co.	4437 Brookfield Corp. Drive #207 Chantilly, VA 20151	Design Build Contractor

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

 Real Parties of Interest information is continued on an additional copy of page B-1

If multiple copies of this page are provided please indicate Page ____ of ____ pages.

APPLICATION NUMBER: SPEX 2007-0032**2. NAMES OF CORPORATION SHAREHOLDERS**

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 1% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation (complete name, street address, city, state, zip)

Hensel Phelps Construction Co. 4437 Brookfield Corporate Drive #207 Chantilly, VA 20151

Description of Corporation:

X *There are 100 or fewer shareholders and all shareholders are listed below.*

 There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.

 There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.

 There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of shareholders (first name, middle initial and last name)

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Seth Ackland	Tom Fisher
Russ Alcorn	Larry Gonda
Harmon Anderson	Dave Graham
Ken Arnold	Steve Graur
Larry Badders	Curt Hazen
Charlie Barnard	Laird Heikens
Randy Barr	Gregor Heinrich
Scott Berg	Brent Helmandollar
Bob Berry	Tim Hess
Allen Bliesmer	Brad Jeanneret
Seth Boles	Ken Jesisek
Chris Books	Walter Jones
JW Bostedt	Grant Lebahn
Andy Burdett	Pete Leclair
Brian Butcher	Lynn Leech
Stan Carlat	Rick Lindow
John Carpenter	John Logue
Greg Collins	Daniel Long
Ed Crumet	Shawn McConkey
Ray Cullen	Joe McDonald
Brad Cumpton	Cuyler McGinley

If multiple copies of this page are provided please indicate Page ____ of ____ pages.

DATE AFFIDAVIT IS NOTARIZED: 8/8/2007

Page B 3

APPLICATION NUMBER: SPEX 2007-0032

Steve Currier	Mark Medlyn
Ron Erbis	Glen Miller
Kent Mills	Tom Miller
Rich Minks	Ron Mitchell
Nancy Novak	Paul O'Donnell
Jim Pappas	Robert Phillips
Robert Piper	Ted Pritikel
Mike Redwine	Vitas Rugienius
John Saul	Thomas Schwieger
Mike Sholders	Charles Simmons
Brian Smith	Clint Squire
Jerry Thomas	Will Thompson
Michael Truex	Rick Tucker
Mike Verrastro	Mark Watson
Dale Weislak	Brad Winans

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
Robert Daniels	Director
Jerry Morgensen	Director Chairman / CEO
Jeff Wenaas	Director President / COO
Mark Baugh	Director Executive Vice President
Stephen Carrico	Director Vice President / Treasurer
Jon Ball	Director Vice President
Ed Calhoun	Director Vice President
Mike Choutka	Director Vice President
Taryn Edwards	Director Vice President
Wayne Lindholm	Director Vice President
Jerry Pault	Director Vice President
Steve Speer	Director Vice President
Eric Wilson	Director Vice President / Secretary
Vic McNallie	Director Executive Vice President
Ronald Norby	Director Executive Vice President
Robert Pesavento	Director Executive Vice President

If multiple copies of this page are provided please indicate Page ____ of ____ pages.

DATE AFFIDAVIT IS NOTARIZED: 8/8/2007

Page B 4

APPLICATION NUMBER: SPEX 2007-0032

3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address (complete name, street address, city, state, zip)

NOT APPLICABLE

 (check if applicable) The above-listed partnership has no limited partners.

Names and titles of the Partners (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

NAME (First, M.I., Last)	Title (e.g. General Partner, Limited Partner, etc)
NOT APPLICABLE	

Check if applicable:

 Additional Partnership information is included on an additional copy of page B-3.

4. One of the following options **must** be checked

 In addition to the names listed in paragraphs B. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, and beneficiary of a trust) 1% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

X Other than the names listed in B. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, and beneficiary of a trust) 1% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

 Additional information for Item B. 3. is included on an additional copy of page B-3.

If multiple copies of this page are provided please indicate Page of pages.

APPLICATION NUMBER: SPEX 2007-0032**C. VOLUNTARY DISCLOSURE**

1. That no member of the Loudoun County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (If none, so state).

NONE

2. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household and family, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 1% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$100 or more, singularly or in the aggregate with any of those listed in Section B, above.

EXCEPT AS FOLLOWS: (If none, so state).

NONE

3. The following constitutes a listing of names and addresses of all real parties in interest in the real estate which is the subject of this application, including the names and addresses of all persons who hold a beneficial interest in the subject property, who have, within five years of the application date, contributed, by gift or donation, more than one hundred dollars to any current member of the Board of Supervisors:

NAME (First, M.I., Last)	ADDRESS (Street, City, State, Zip Code)
NONE	

___ Additional County-Official information for Item C is included on an additional page C-1.

If multiple copies of this page are provided please indicate Page ____ of ____ pages.

DATE AFFIDAVIT IS NOTARIZED: 8/8/2007

Page D 1

APPLICATION NUMBER: SPEX 2007-0032

D.

That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 1% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Section C. above, that arise on or after the date of this application.

WITNESS the following signature:

Steven J. Speer
check one: ☐ Applicant or ☒ Applicant's Authorized Agent

Steven J. Speer

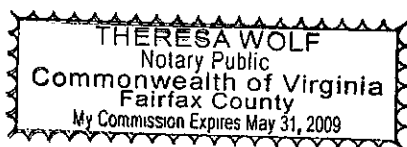
(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 8th day of AUGUST 2007, in
the State/Commonwealth of VIRGINIA, in the County/City of FAIRFAX

Theresa Wolf

Notary Public

My Commission Expires: 05/31/2009



Important! The adopted Affidavit and Reaffirmation of Affidavit forms shall not be altered or modified in any way. Any form that is altered or modified in any way will not be accepted.

REAFFIRMATION OF AFFIDAVIT

In reference to the Affidavit dated _____ for the application of
(enter date of affidavit)

Major Robert Mulligan, County of Loudoun Sheriff's Office

(enter name(s) of applicant(s))

in Application Number(s): SPEX 2007-0032

(enter application number(s))

I, Major Robert Mulligan, County of Loudoun Sheriff's Office
_____, do hereby state that I am an

(check one) ☒ x applicant (must be listed in Paragraph B of the above-described affidavit)
☐ applicant's authorized agent (must be listed in Paragraph B of the above-described affidavit)

and that to the best of my knowledge and belief, the following information is true:

(check one) ☒ I have reviewed the above-described affidavit, and the information contained therein is true and complete as of 1-8-08

(enter today's date)

☐ I have reviewed the above-described affidavit, and I am submitting a new affidavit which includes changes, deletions or supplemental information to those paragraphs of the above-described affidavit indicated below:

(Check if applicable)

☐ Paragraph B-1

☐ Paragraph C-1

☐ Paragraph B-2

☐ Paragraph C-2

☐ Paragraph B-3

☐ Paragraph C-3

WITNESS the following signature: Robert J Mulligan

(check one)

☒ x applicant

☐ applicant's authorized agent

Major Robert Mulligan, County of Loudoun Sheriff's Office

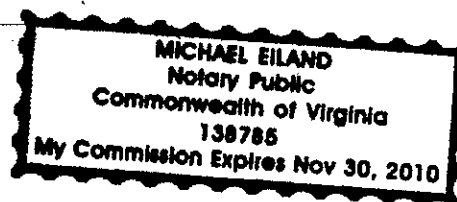
(Type or print first name, middle initial, last name and title of signee)

Subscribed and sworn to before me this 8 day of JANUARY, 2008
in the State/Commonwealth of VIRGINIA, County/City of LOUDOUN

M. Eiland

Notary Public

My Commission expires: 11-30-2010



A-77

Adult Detention Center Phase 2 Expansion Special Exception Application



Statement of Justification

The Sheriff's Office is formally requesting Special Exception approval to allow the expansion of the Adult Detention Center (ADC) located at 42035 Loudoun Center Place, Leesburg, VA. This expansion, known as Adult Detention Center Phase II, is a Public – Private Education Facilities and Infrastructure Act (PPEA) project that is funded in the Loudoun County Capital Improvement Program and supported by both a 2005 Planning Study and Community Corrections plan. The properties subject to this special exception are within the Catoctin District and are identified on the Loudoun County Tax Map as 60/15 and 60/12, MCPI 192-39-5324 and 191-16-9866.

In 1985, Loudoun County acquired 92 acres to utilize as a government support site which was envisioned to include a new jail facility. Through the development of the master plan for the property and the community-based corrections plan with associated planning studies, a new ADC was planned. Because of the phenomenal growth experienced in the County, it became apparent that actual inmate populations were exceeding the projections. Forecasts were reviewed and revised, indicating that the number of inmates

Adult Detention Center
Special Exception Justification
Page Two

will reach 527 by 2016, substantially exceeding the capacity of both Phase I and Phase II of the new ADC. A third phase is in the planning stage to accommodate this eventuality.

Early in the ADC Phase I project, with the recognition that its capacity would be exceeded prior to its opening, Phase II of the project was launched. A consulting group was hired in 2005 to develop a new Planning Study and Community-based Corrections plan. One of the most telling findings was that in September, 2004, *the average daily population of the ADC was 284, approximately one-third more than the capacity of Phase I of the jail that had not yet opened.* In fact, the current inmate population exceeded the 20 year projections envisioned by the 1999 Community-based Corrections plan. The 2005 plan recommended more than doubling the size of the first phase of the ADC which would more than double its operational capacity. Even with this expansion, projections indicate that Phase II capacity will be exceeded between 2014 and 2016 and Phase III was included in the planning process.

The population in Loudoun County has dramatically increased and the increasing jail population can at least partially be attributed to it. From 1990 to 2000, the county's population nearly doubled and by 2020, it is expected to double again. The number of arrests has been steadily increasing over the past few years. From 2000 to 2003, arrests more than doubled. Although not all arrestees are confined in the ADC, there has been a substantial increase in the number of inmates housed. Based on the average daily population, the number of inmates rose dramatically from 105 in 1997 to 267 in 2004. Additionally, the operational capacity diminished from 77% to 65 % due to the increasing number of inmates requiring housing outside of the county in other facilities because of overcrowding.

Phase I of the new ADC began housing inmates in June, 2007 with a Department Of Corrections rated capacity of 220 inmates. Immediately upon opening the facility, it was already over capacity requiring staff to continue to house inmate's out-of-county to alleviate overcrowding. The seven facilities outside Loudoun County that are currently able to assist us with our over population are Peumansend Creek Regional Jail, Blue Ridge Regional Jail, Middle River Regional Jail, Piedmont Regional Jail, Northwestern Regional Jail, Albermarle Regional Jail, and Charlotte County Jail. In 2006, the average daily overflow population housed outside Loudoun County was 71 total inmates. Thus far in 2007 our average daily overflow population housed outside Loudoun County has been 101, with some days going as high as 190 inmates housed out. Housing inmates outside Loudoun County facilities is expensive. In fact, FY07 expenditures included **\$1,800,000** for inmate housing outside of the county and \$34,500 for medical contract costs for out-of county inmates; this is in addition to overtime and fuel costs as well as maintenance and replacement of Sheriff's Office vehicles. It should also be noted

Adult Detention Center
Special Exception Justification
Page Three

that many of the transports are for local inmates awaiting trial, necessitating numerous trips to and from the facility for required inmate court appearances.

The ADC expansion plan intends to accomplish three primary objectives: increase operational capacity of the ADC, reduce the construction cost per bed, and facilitate future expansion. The overall goal is for the ADC to have sufficient capacity to house all Loudoun County inmates without the need for utilizing other facilities around the state, thereby reducing operational expenses, in addition to security considerations, associated with inmate transports.

The following is a summary of Phase I and Phase II capacity, size, and staffing. Phase I visiting hours are Monday, Tuesday, Wednesday, and Thursday 7:00PM to 9:00 PM Saturday and Sunday 9:00 AM to 11:00 AM and 1:00 PM to 3:00 PM.

	Phase I	Phase II	Total
Inmate capacity	220	256	476
Number of cells	124	208	332
Square footage	87,000 GSF	116,500 GSF	203,500 GSF
Staff	92	54	146

The two parcels associated with this special exception request are immediately adjacent to the ADC and are County-owned properties intended for this use. They are interior parcels that are bounded by the Fire – Rescue Administration Building to the west, the Juvenile Detention Center to the north, and planned public safety facilities to the south and west. The proposed ADC expansion is in compliance with the Public Safety Master Plan as an intended use for this area.

The following is a summary of required parking to be provided at the conclusion of Phase II:

Administrative	12,877 GSF at 4 spaces/1000	52
Security staff		
Phase I:	36 spaces	
Phase II:	$54 * 2/3 = 36$	
subtotal		72
Visitors:		
Phase I:	46	
Phase II:	36	
subtotal:		82
Transportation van/bus parking:		10
Maintenance:		4
Community custody spaces deleted from Phase I need to be replaced:		13

Adult Detention Center
Special Exception Justification
Page Four

Mental Health staff parking:	3
Magistrates visitors:	15
Miscellaneous:	12
5 work release vehicles	
3 trailers	
1 fugitive car	
3 support cars	

Total parking spaces required:

Cars:	246
Maintenance trucks:	4
transportation vans:	8
transportation buses:	2
trailers:	3

Spaces provided in Phase I: Cars 152

Add'l required for Phase II: $246 - 152 = 94$

plus maintenance trucks:	4
transport vans:	8
transport buses:	2
trailers:	3

Items for Consideration:

In accordance with Section 6-1310 of the 1993 Zoning Ordinance, the following response to the listed issues for consideration is offered:

(A) Whether the proposed special exception is consistent with the Comprehensive Plan.

The proposed expansion is consistent with the comprehensive plan. Chapter 3, Fiscal Planning and Public Facilities, Section H: General Government Combined Use and Judicial Administration, identifies the jail project as an integral part of the Courts renovation and expansion project.

(B) Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.

The expansion will be constructed in full conformance with applicable building codes to ensure the safety of its users.

- (C) **Whether the level of impact of any noise emanating from the site, including that generated by the proposed use negatively impacts the uses in the immediate area.**
The expansion will be compatible with surrounding uses, all of which are public safety facilities.
- (D) **Whether the glare or light that may be generated by the proposed use negatively impacts the uses in the immediate area.**
The lighting for the expansion will be designed in accordance with applicable ordinances of Loudoun County.
- (E) **Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.**
The use is an expansion of the existing ADC and is compatible with the public safety use of the adjacent parcels.
- (F) **Whether sufficient existing or proposed landscaping, screening and buffering on the site adequately screen surrounding uses.**
Landscaping will be in accordance with County policies and ordinances.
- (G) **Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.**
There are no features of importance that will be affected.
- (H) **Whether the proposed special exception will damage existing animal habitat vegetation, water quality (including ground water) or air quality.**
The site plan design will be especially considerate to minimize environmental impacts.
- (I) **Whether the proposed special exception at the specified location will contribute or promote the welfare or convenience of the public.**
The proposed expansion will allow inmates to be housed locally rather than in facilities around the state. This will allow easier visitation by family members and save taxpayer dollars through a reduction in the costs of transport.
- (J) **Whether the traffic expected to be generated by the proposed use will be served adequately by roads, pedestrian connections, and other transportation services.**
Existing and planned transportation improvements will accommodate the ADC expansion.
- (K) **Whether, in case of existing structures to be converted to uses requiring a special exception the structures meet all code requirements of Loudoun County.**
The expansion will be new construction primarily. There is a portion of Phase I that will be renovated, but the use is not changing from Phase I and will meet all code requirements.
- (L) **Whether the proposed special exception will be served adequately by essential public facilities and services.**

- The expansion will have all required public facilities and services for proper operation.
- (M) **The effect of the proposed special exception on groundwater supply.**
The expansion will be served by public water and sewer from the Town of Leesburg.
- (N) **The effect of the proposed special exception on the structural capacity of the soils.**
The expansion will be designed in accordance with all code requirements and best engineering practices. The structural capacity of the soils will not be exceeded.
- (O) **Whether the proposed use will facilitate orderly and safe road development and transportation.**
The existing road network will support the additional traffic, however, it should be noted that additional road improvements in the area are in various stages of planning and development.
- (P) **Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the comprehensive plan.**
The expansion will allow additional opportunities for employment as well as for support by food service and other businesses.
- (Q) **Whether the proposed special exception considers the need for agriculture, industry, and businesses in future growth.**
Per the above, an enhanced business climate is anticipated.
- (R) **The location of any existing and/or proposed adequate on and off-site infrastructure.**
Please refer to the special exception plat for details.
- (S) **Any anticipated odors which may be generated by the uses on site.**
No odors are anticipated as a result of the planned expansion.
- (T) **Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas.**
During the construction period, the parcel will be fenced. Enforcement will be the responsibility of the County.

SUMMARY

The phenomenal growth of the county and the corresponding increase in the number of inmates at the Loudoun County ADC necessitate an expansion of the facility. This expansion of the ADC will be on County-owned property intended for this purpose. The need has been justified

Adult Detention Center
Special Exception Justification
Page Seven

and expressed through the Community-based Corrections plan and the Public Safety Master Plan.

The Sheriff's Office requests your favorable consideration for approval of the special exception application for the Phase II expansion of the Adult Detention Center.

A-84

Adult Detention Center Phase 2 Expansion

Minor Special Exception Application



Statement of Justification

The Sheriff's Office is formally requesting Minor Special Exception approval to modify the 120 ft setback standard as required by Section 5-638 of the Zoning Ordinance, to 70 feet. The location of inmate Housing Unit 2 currently encroaches 50 ft into the required building setback area from the lot line with parcel #191-28-9552. On 4 December 2007, the Board of Supervisors authorized the County Administrator to enter a contract to purchase parcel #191-28-9552. The County will close on the purchase prior to 31 December 2007 and will own the parcel at that time. At that time the County will submit a Boundary Line Adjustment application to vacate the lot line, however this application will take approximately 9 months to draft and approve. A modification allowing the reduction in setback distance is needed for a brief time, approximately one year, to allow the adult detention center expansion project to proceed to construction in a timely fashion. A modification is in the best interest of the County considering that parcel #191-28-9552 is County owned and will serve a use that is designated and controlled by the County. The modification to this regulation will exceed the public purpose of the existing regulation in allowing both the boundary line adjustment and the construction phase of the adult detention center expansion to occur concurrently. This concurrent processing will reduce the construction costs to the County for this public facility by keeping the project construction on schedule, while ensuring the completed project is in conformance with the Revised 1993 Zoning Ordinance minimum setback requirement.

Adult Detention Center
Special Exception Justification
Page Two

This expansion, known as Adult Detention Center Phase II, is a Public – Private Education Facilities and Infrastructure Act (PPEA) project that is funded in the Loudoun County Capital Improvement Program and supported by both a 2005 Planning Study and Community Corrections plan. The properties subject to this special exception are within the Catoctin District and are identified on the Loudoun County Tax Map as 60/15 and 60/12, MCPI 192-39-5324 and 191-16-9866.

In 1985, Loudoun County acquired 92 acres to utilize as a government support site which was envisioned to include a new jail facility. Through the development of the master plan for the property and the community-based corrections plan with associated planning studies, a new ADC was planned. Because of the phenomenal growth experienced in the County, it became apparent that actual inmate populations were exceeding the projections. Forecasts were reviewed and revised, indicating that the number of inmates will reach 527 by 2016, substantially exceeding the capacity of both Phase I and Phase II of the new ADC. A third phase is in the planning stage to accommodate this eventuality.

Early in the ADC Phase I project, with the recognition that its capacity would be exceeded prior to its opening, Phase II of the project was launched. A consulting group was hired in 2005 to develop a new Planning Study and Community-based Corrections plan. One of the most telling findings was that in September, 2004, *the average daily population of the ADC was 284, approximately one-third more than the capacity of Phase I of the jail that had not yet opened.* In fact, the current inmate population exceeded the 20 year projections envisioned by the 1999 Community-based Corrections plan. The 2005 plan recommended more than doubling the size of the first phase of the ADC which would more than double its operational capacity. Even with this expansion, projections indicate that Phase II capacity will be exceeded between 2014 and 2016 and Phase III was included in the planning process.

The population in Loudoun County has dramatically increased and the increasing jail population can at least partially be attributed to it. From 1990 to 2000, the county's population nearly doubled and by 2020, it is expected to double again. The number of arrests has been steadily increasing over the past few years. From 2000 to 2003, arrests more than doubled. Although not all arrestees are confined in the ADC, there has been a substantial increase in the number of inmates housed. Based on the average daily population, the number of inmates rose dramatically from 105 in 1997 to 267 in 2004. Additionally, the operational capacity diminished from 77% to 65 % due to the increasing number of inmates requiring housing outside of the county in other facilities because of overcrowding.

Phase I of the new ADC began housing inmates in June, 2007 with a Department Of Corrections rated capacity of 220 inmates. Immediately upon opening the facility, it was already over capacity requiring staff to continue to house inmate's out-of-county to alleviate overcrowding. The seven facilities outside Loudoun County that are currently able to assist us with our over

A-86

Adult Detention Center
Special Exception Justification
Page Three

population are Peumansend Creek Regional Jail, Blue Ridge Regional Jail, Middle River Regional Jail, Piedmont Regional Jail, Northwestern Regional Jail, Albermarle Regional Jail, and Charlotte County Jail. In 2006, the average daily overflow population housed outside Loudoun County was 71 total inmates. Thus far in 2007 our average daily overflow population housed outside Loudoun County has been 101, with some days going as high as 190 inmates housed out. Housing inmates outside Loudoun County facilities is expensive. In fact, FY07 expenditures included **\$1,800,000** for inmate housing outside of the county and \$34,500 for medical contract costs for out-of county inmates; this is in addition to overtime and fuel costs as well as maintenance and replacement of Sheriff's Office vehicles. It should also be noted that many of the transports are for local inmates awaiting trial, necessitating numerous trips to and from the facility for required inmate court appearances.

The ADC expansion plan intends to accomplish three primary objectives: increase operational capacity of the ADC, reduce the construction cost per bed, and facilitate future expansion. The overall goal is for the ADC to have sufficient capacity to house all Loudoun County inmates without the need for utilizing other facilities around the state, thereby reducing operational expenses, in addition to security considerations, associated with inmate transports.

The following is a summary of Phase I and Phase II capacity, size, and staffing. Phase I visiting hours are Monday, Tuesday, Wednesday, and Thursday 7:00PM to 9:00 PM Saturday and Sunday 9:00 AM to 11:00 AM and 1:00 PM to 3:00 PM.

	Phase I	Phase II	Total
Inmate capacity	220	256	476
Number of cells	124	208	332
Square footage	87,000 GSF	116,500 GSF	203,500 GSF
Staff	92	54	146

The two parcels associated with this special exception request are immediately adjacent to the ADC and are County-owned properties intended for this use. They are interior parcels that are bounded by the Fire – Rescue Administration Building to the west, the Juvenile Detention Center to the north, and planned public safety facilities to the south and west. The proposed ADC expansion is in compliance with the Public Safety Master Plan as an intended use for this area.

The following is a summary of required parking to be provided at the conclusion of Phase II:

Administrative	12,877 GSF at 4 spaces/1000	52
Security staff		
Phase I:	36 spaces	
Phase II:	54 *2/3 = 36	
subtotal		72

A-87

Adult Detention Center
Special Exception Justification
Page Four

Visitors:

Phase I:	46	
Phase II:	36	
subtotal:		82
Transportation van/bus parking:		10
Maintenance:		4
Community custody spaces deleted from Phase I need to be replaced:		13
Mental Health staff parking:		3
Magistrates visitors:		15
Miscellaneous:		12
5 work release vehicles		
3 trailers		
1 fugitive car		
3 support cars		

Total parking spaces required:

Cars:	246
Maintenance trucks:	4
transportation vans:	8
transportation buses:	2
trailers:	3

Spaces provided in Phase I: Cars 152

Add'l required for Phase II: $246 - 152 = 94$

plus maintenance trucks:	4
transport vans:	8
transport buses:	2
trailers:	3

Items for Consideration:

In accordance with Section 6-1310 of the 1993 Zoning Ordinance, the following response to the listed issues for consideration is offered:

- (A) Whether the proposed special exception is consistent with the Comprehensive Plan.

A-88

The proposed expansion is consistent with the comprehensive plan. Chapter 3, Fiscal Planning and Public Facilities, Section H: General Government Combined Use and Judicial Administration, identifies the jail project as an integral part of the Courts renovation and expansion project.

- (B) Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.**

The expansion will be constructed in full conformance with applicable building codes to ensure the safety of its users.

- (C) Whether the level of impact of any noise emanating from the site, including that generated by the proposed use negatively impacts the uses in the immediate area.**

The expansion will be compatible with surrounding uses, all of which are public safety facilities.

- (D) Whether the glare or light that may be generated by the proposed use negatively impacts the uses in the immediate area.**

The lighting for the expansion will be designed in accordance with applicable ordinances of Loudoun County.

- (E) Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.**

The use is an expansion of the existing ADC and is compatible with the public safety use of the adjacent parcels.

- (F) Whether sufficient existing or proposed landscaping, screening and buffering on the site adequately screen surrounding uses.**

Landscaping will be in accordance with County policies and ordinances.

- (G) Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.**

There are no features of importance that will be affected.

- (H) Whether the proposed special exception will damage existing animal habitat vegetation, water quality (including ground water) or air quality.**

The site plan design will be especially considerate to minimize environmental impacts.

- (I) Whether the proposed special exception at the specified location will contribute or promote the welfare or convenience of the public.**

The proposed expansion will allow inmates to be housed locally rather than in facilities around the state. This will allow easier visitation by family members and save taxpayer dollars through a reduction in the costs of transport.

- (J) **Whether the traffic expected to be generated by the proposed use will be served adequately by roads, pedestrian connections, and other transportation services.**
Existing and planned transportation improvements will accommodate the ADC expansion.
- (K) **Whether, in case of existing structures to be converted to uses requiring a special exception the structures meet all code requirements of Loudoun County.**
The expansion will be new construction primarily. There is a portion of Phase I that will be renovated, but the use is not changing from Phase I and will meet all code requirements.
- (L) **Whether the proposed special exception will be served adequately by essential public facilities and services.**

The expansion will have all required public facilities and services for proper operation.

- (M) **The effect of the proposed special exception on groundwater supply.**
The expansion will be served by public water and sewer.
- (N) **The effect of the proposed special exception on the structural capacity of the soils.**
The expansion will be designed in accordance with all code requirements and best engineering practices. The structural capacity of the soils will not be exceeded.
- (O) **Whether the proposed use will facilitate orderly and safe road development and transportation.**
The existing road network will support the additional traffic, however, it should be noted that additional road improvements in the area are in various stages of planning and development.
- (P) **Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the comprehensive plan.**
The expansion will allow additional opportunities for employment as well as for support by food service and other businesses.
- (Q) **Whether the proposed special exception considers the need for agriculture, industry, and businesses in future growth.**
Per the above, an enhanced business climate is anticipated.
- (R) **The location of any existing and/or proposed adequate on and off-site infrastructure.**
Please refer to the special exception plat for details.
- (S) **Any anticipated odors which may be generated by the uses on site.**
No odors are anticipated as a result of the planned expansion.

- (T) **Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas.**
During the construction period, the parcel will be fenced. Enforcement will be the responsibility of the County.

SUMMARY

The phenomenal growth of the county and the corresponding increase in the number of inmates at the Loudoun County ADC necessitate an expansion of the facility. This expansion of the ADC will be on County-owned property intended for this purpose. The need has been justified and expressed through the Community-based Corrections plan and the Public Safety Master Plan.

The Sheriff's Office requests your favorable consideration for approval of the special exception application for the Phase II expansion of the Adult Detention Center.

Design Build (DB) Team Responses to LOUDOUN COUNTY Staff 2nd Referral Comments

In Reference To: SPEX-2007-0032, Loudoun County Adult Detention Center Phase II

Response Date: December 12, 2007

Responses by:

Loudoun County Office of Capital Construction (LCOCC)

Hensel Phelps Construction Company (HP)

Hayes, Seay, Mattern, & Mattern (HSMM), Architects, Engineers, & Planners

M.C. Dean (MCD), Electrical Engineers and Security Electronics

Loudoun County Zoning Administration (Daniel Csizmar) Comments:

Comment	Response
1. Please provide all of the property record deed book page numbers in Note 1 in the General Notes Section on Sheet 1 of the Plan Set. The property record deed book page numbers are: 867-1808; 868-809,1524; 868-1815, 1530; 871—1521; 871-1536; 912-458 HWY; 1795--1692 (5)	Note 1 revised on Sheet 1 of the Plan Set.
2. Please include the Application Number of the Minor Special Exception, SPEX-2007-0041, in Note 25 on Sheet 1 of the Plan Set and state what the new proposed setback will be (70').	Application Number included and Note 25 revised on Sheet 1 of the Plan Set.
3. Please depict the proposed 70' setback as proposed by the Minor Special Exception, SPEX-2007-0041, on the Special Exception Plat (Sheet 3) and the Special Exception Attachment Sheet.	The proposed 70' setback as proposed by the Minor Special Exception, SPEX-2007-0041, is depicted on the Special Exception Plat (Sheet 3) and the Special Exception Attachment Sheet.

Loudoun County Department of Planning (Joe Gorney) Comments:

Comment	Response
1. Stormwater Management: Staff recommends that the cited language regarding grass swales be added to the existing language in Note 8.	Language regarding grass swales was added to the existing language in Note 8.
2. Concept Development Plan: Staff recommends that the applicant commit to maximum square footages and heights for each proposed building. Staff also recommends the following: <ul style="list-style-type: none">• Sheet 3 - Depict Phase 2 building outlines;• Sheet 3 - Depict future Phase 3 areas/buildings;• Attachment - Annotate the Phase 2 parking expansion areas;• Attachment - Relabel as "Sheet 4;" and• Sheet 1, Note 21 - Change the quarry reference to Luck "Stone" Quarry.	Applicant commits to the maximum square footages and heights for each proposed building. <ul style="list-style-type: none">• Sheet 3 - Phase 2 building outlines depicted;• Sheet 3 - Future Phase 3 areas/buildings depicted;• Attachment - Phase 2 parking expansion areas annotated;• Attachment - Relabeled as "Sheet 4;" and• Sheet 1, Note 21 - Changed the quarry reference to Luck "Stone" Quarry.
3. Pedestrian and Bicycle Facilities: Staff recommends that the applicant enhance the pedestrian network within the site to ensure safe pedestrian pathways from parking areas to building entries. Pedestrian facilities should include sidewalks and crosswalks. Staff also recommends safe pedestrian pathways between any logical pedestrian origins and destinations, if appropriate, such as adjacent government buildings or staff break areas.	The applicant has enhanced the pedestrian network within the site to ensure safe pedestrian pathways from parking areas to building entries. Pedestrian facilities include sidewalks and crosswalks where appropriate. Pedestrian facilities will be used the maximum extent possible taking into consideration the delicate balance for public access and the extraordinary need for detention security.

A-92

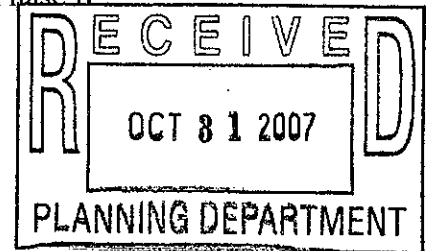
4. Lighting: Staff recommends that the applicant commit to lighting that is downward directed, is fully shielded, provides a glare free environment, is confined to the site, and has illumination levels that are no greater than necessary for a light's intended purpose. Staff also recommends that the applicant commit to lighting to preclude light trespass onto adjoining properties, glare to passersby, skyglow, and deterioration of the nighttime environment. Lastly, staff recommends that the applicant commit to different wall-mounted lights that are fully shielded and emit no light upwards.	The applicant commits to lighting that is downward directed, is shielded, provides a glare free environment, and is confined to the site as much as practical in accordance with accepted illumination standards, and has illumination levels that are no greater than necessary for a light's intended purpose. The applicant also commits to lighting to preclude light trespass onto adjoining properties, glare to passersby, skyglow, and deterioration of the nighttime environment as much as practical in accordance with accepted illumination standards. Lastly, The applicant commits to providing wall-mounted lights that are shielded and are dark sky compliant and believe the suggested wall-pack provides such.
--	---

Loudoun County Office of Transportations Services (Lou Mosurak) Comments:

Comment	Response
1. The Applicant's response clarifies the extent of the uses proposed by this applications. Issue resolved.	Noted.
2. The Applicant's response clarifies the location of the entrance to the proposed ADC expansion. Issue resolved.	Noted.
3. Since completion of the first referral, OTS staff reviewed the traffic study (specifically the signal warrant analysis) with the project's traffic consultant. Although a traffic signal at the intersection of Sycolin road and Loudoun Center Place will very likely be warranted at some point in the future, the subject application should be responsible for conducting a signal warrant study and installation of a traffic signal at this intersection (when warranted) as part of other future public improvement projects in the area (e.g., the opening of the Leesburg Park & Ride Lot; completion of the VDOT Sycolin road paving project; future SPEX application for Phase III expansion of the ADC) -- whichever is first. Issue resolved.	Noted.
<u>Conclusion</u> OTS has no objection to the approval of this application.	Noted.

County of Loudoun Parks, Recreation and Community Services (Mark A. Novak) Comments:

Comment	Response
The Department of Parks, Recreation and Community Services (PRCS) have reviewed the application as presented, and has no objection to the approval of this application in its current form. However, it should be in conformance with the approved special exception (SPEX2003-22) for the park. It is our expectation that any programmatic impacts and/or associated cost as a result of development be coordinated with PRCS and additional fund requirements is absorbed by that project.	Noted.

Design Build (DB) Team Responses to LOUDOUN COUNTY Staff Comments**In Reference To:** SPEX-2007-0032, Loudoun County Adult Detention Center Phase II**Response Date:** October 31, 2007

Responses by:

Loudoun County Office of Capital Construction (LCOCC)

Hensel Phelps Construction Company (HP)

Hayes, Seay, Mattern, & Mattern (HSMM), Architects, Engineers, & Planners

M.C. Dean (MCD), Electrical Engineers and Security Electronics

Loudoun County Zoning Administration (Daniel Csizmar) Comments:

Comment	Response
1. Please provide all of the property record deed book page numbers listed in the "Legal Description" section on page 1 of this property report in Note 1 in the General Notes Section on Sheet 1 of the Plan Set.	Note revised on Sheet 1 of 3. Deed Book/page: 1795-1692 through 1700 and Deed book/page: 912- 458 through 460
2. County records indicate the acreage of Parcel #192-39-6324 is 353.3 acres, not the 354.3 acres listed on Sheet 1 of the Plan Set. County records indicate the acreage of parcel # 191-16-9866 is 87.8 acres, not the 87.9 acres listed on Sheet 1 of the Plan Set. Please change the acreages listed in the Plan Set to the County's reported acreage totals.	Sheet 1 of 3 corrected.
3. Please revise General Note #9 on Sheet 1 to state that lighting will be provided in accordance with Section 5-1504 and Section 5-652 (A) 1 & 2 of the <u>Revised 1993 Loudoun County Zoning Ordinance</u> .	Note revised on Sheet 1 of 3.
4. Please add a General Note to Sheet 1 indicating the Site is located within the Luck Note Quarry District and is subject to the Quarry Overlay District regulations in Section 4-1800 of the <u>Revised 1993 Zoning Ordinance</u> .	Note 21 added to Sheet 1 of 3.
5. Please add a General Note to Sheet 1 stating the Special Exception Area will comply with all landscaping, buffering and screening requirements listed in Section 5-1400 of the <u>Revised 1993 Loudoun County Zoning Ordinance</u> .	Note 22 added to Sheet 1 of 3
6. Please Note that the Site Plan Area is subject to both the regulations of Section 2-1300, JLMA-20, and Section 5-638, Public Safety Uses. Please adjust the "Lot and Building Requirements" listed in the table at the top of Sheet 3 to include the regulations of both sections of the <u>Zoning Ordinance</u> .	Requirements for Section 5-638 added to Sheet 3 of 3
7. Building #1 crosses over the parcel boundary between parcels #191-16-9866 and #192-39-5324. A boundary line adjustment will be needed to eliminate the boundary line that runs between parcels #191-16-9866 and #192-39-5324. The Special Exception Application can not be approved without a boundary line adjustment.	A boundary line adjustment has been shown and the application number will be added as soon as it is received. <i>Accepted</i>
8. Section 5-638, Public Safety Uses, requires that structures greater than 10,000 square feet in size be setback 120 feet from all lot lines. Please depict the 120' setback line on the Plan Set.	The 120 foot setback is shown on the Plan Set.

A-94

9. With a 120' setback from all parcel boundaries, Building 1, the Phase III Mental Health/Medical Expansion, the Intake Addition and the southern Phase II Parking Expansion Area are located entirely within the required 120' setback area. The Phase I Building for General Housing encroaches 20' into the setback area. Building 2 encroaches 50 feet into the required building setback area from the lot line with parcel #191-28-9552. A boundary line adjustment will be required to eliminate the setback and buffer yard requirements between parcels #191-16-9866 and #192-39-5324.	A boundary line adjustment and the 120 foot setback are shown on the Plan Set.																														
10. The Applicant may pursue a Minor Special Exception to modify that 120' setback standard as required by Section 5-638. The process for applying for a minor special exception is provided in Section 6-1300 of the <u>Zoning Ordinance</u> . Please provide a note on the Plan Set indicating a Minor Special Exception is being pursued to modify the setback requirement from the adjacent lot line.	A note has been added to the Plan Set indicating a Minor Special Exception is being pursued to modify the setback requirement from the adjacent lot line.																														
11. Please list the building height [Mid-point of roof] and square footage for each of the buildings on all of the Plan Set Sheets depicting the location of the proposed Adult Detention Center expansion buildings.	<table><tr><td><u>Phase I</u></td><td><u>Sq Feet</u></td><td><u>Height</u></td></tr><tr><td>Support Building:</td><td>44,344</td><td>26'-9"</td></tr><tr><td>General Housing:</td><td>10,638</td><td>30'-6"</td></tr><tr><td>Special Housing:</td><td>9,835</td><td>31'-10"</td></tr><tr><td>Female Housing:</td><td>7,874</td><td>29'-3"</td></tr><tr><td><u>Phase II</u></td><td></td><td></td></tr><tr><td>Intake (which includes: 3,123 SF for Magistrate)</td><td>36,419</td><td>24'-4"</td></tr><tr><td>Connector Corridors w/ Mechanical Hub:</td><td>5,611</td><td>17'-8"</td></tr><tr><td>Housing Unit 1:</td><td>31,952</td><td>27'-9"</td></tr><tr><td>Housing Unit 2:</td><td>38,182</td><td>27'-9"</td></tr></table>	<u>Phase I</u>	<u>Sq Feet</u>	<u>Height</u>	Support Building:	44,344	26'-9"	General Housing:	10,638	30'-6"	Special Housing:	9,835	31'-10"	Female Housing:	7,874	29'-3"	<u>Phase II</u>			Intake (which includes: 3,123 SF for Magistrate)	36,419	24'-4"	Connector Corridors w/ Mechanical Hub:	5,611	17'-8"	Housing Unit 1:	31,952	27'-9"	Housing Unit 2:	38,182	27'-9"
<u>Phase I</u>	<u>Sq Feet</u>	<u>Height</u>																													
Support Building:	44,344	26'-9"																													
General Housing:	10,638	30'-6"																													
Special Housing:	9,835	31'-10"																													
Female Housing:	7,874	29'-3"																													
<u>Phase II</u>																															
Intake (which includes: 3,123 SF for Magistrate)	36,419	24'-4"																													
Connector Corridors w/ Mechanical Hub:	5,611	17'-8"																													
Housing Unit 1:	31,952	27'-9"																													
Housing Unit 2:	38,182	27'-9"																													
12. The Special Exception area needs to provide Buffer Yards along the adjacent property boundary with parcel #191-28-9552. The Buffer Yards will need to be depicted on the Special Exception Plan Set. A 20' Type II rear buffer yard should be provided to the east of the facility expansion. A 15' Type II side buffer yard should be provided to the north of the facility expansion. A 15' Type II Front Buffer Yard should be provided along the future Crosstrails Boulevard in order to screen the Adult Detention Center from the view of the roadway.	Buffer yards are shown on the Site Plan Attachment.																														
13. Please depict sight triangles and a crosswalk where the future access road to the facility intersects with the Future Crosstrail Boulevard on the Plan Set.	This area is not within the Special Exception limits and not part of the ADC PH II project and should not be shown.																														
14. Please depict and[y] sidewalks or trails that will be located in the Special Exception Area on the Plan Set.	Sidewalks are shown on the Site Plan Attachment and there are no trails to be shown.																														
15. Please provide a General Note that temporary water and sewer will need to be provided to the site until the Town of Leesburg is able to provide permanent water and sewer to the property.	Note 23 added to Sheet 1 of 3.																														
16. Please depict the location of all water and sewer lines as they relate to Buffer Yards. Utility lines may be placed within Buffer Yards; no plantings may be planted on top of utility easements. Required Buffer Yard plantings need to be planted elsewhere within the Buffer Yard outside of the easement boundaries.	Water and Sewer Lines are shown on Site Plan Attachment and no plantings will be located within the easement boundaries.																														

Loudoun County Department of Building & Development (William Marsh) Comments:

<i>Comment</i>	<i>Response</i>
1. A wetland delineation is depicted in plan view for the project. Please provide a note on Sheet 1 referencing the approved Jurisdictional Determination as the source of the wetlands information depicted on the plan.	Note 24 added to sheet 1 of 3. Wetlands are depicted on Loudoun County Government Support Center Wetlands Drawing prepared by Lewis Scully Gionet dated 26 Sept 2001, revised 3 January 2002. VWP Individual Permit # 04-2147 applies.
2. The plan depicts impacts to wetlands to create stormwater infrastructure. Please adjust the best management practice (bmp) design to avoid wetland impacts. The bmp approach can also incorporate more infiltration and vegetated buffer or swale approaches to provide water quality treatment while replacing storm sewer pipe and shrinking the proposed pond size. This approach is consistent with Policy 23 on Page 5-11 of the RGP, which states that "the County will support the federal goal of no net loss to wetlands in the County." Furthermore, the County's strategy is to protect its existing green infrastructure elements and to recapture elements where possible [RGP, Page 6-8, Green Infrastructure Text]. Finally, the Surface Water Policies within the RGP support the implementation of Low-Impact Development (LID) techniques (Page 5-17).	Updated wetland information shows that no wetlands will be impacted. BMP approach will use Minimum Standard 3.07-18 according to the Virginia Stormwater Management Handbook, 1999 edition. This includes an extended Detention Basin with a sediment fore-bay. A grass swale will be used outside of the secure fence area to the south to convey stormwater to the pond.
3. The current plan depicts site work very close to a neighboring parcel with little space to create a buffer. Please adjust the project alignment to provide sufficient space.	Buffer yard area has been maximized. Type II, 15' wide buffer yard will be provided in accordance with Section 5-1400 of the Loudoun County Zoning Ordinance, 1993.
4. Staff encourages a commitment to incorporating aspects Leadership in Energy and Environmental Design (LEED) standards, as supported by the United States Green Building Council. LEED recognizes site sustainability, conservation of energy and water, and indoor air quality, among other goals. The Revised General Plan also encourages these goals in the General Water Policies supporting long-term water conservation (Policy 1, Page 2-20); the Solid Waste Management Policies supporting waste reduction, reuse, and recycling (Policy 2, Page 2-23); and the Air Quality Policies supporting the creation of pedestrian and bicycle facilities (Policy 1, Page 5-41). Furthermore, the County encourages project designs that ensure long-term sustainability, as discussed in the Suburban Policy Area, Land Use and Pattern Design text (Page 6-2).	Although LEED certification is not a specific goal of this project, the design is based on a number of sustainable features that are consistent with LEED guidelines. Examples of these features include building configuration, glazing and site orientation that insure significant natural day-lighting being provided in the day rooms and each individual cell. Additionally we are pursuing an exterior envelope that is higher in efficiency of thermal transfer resistance than that of an ordinary facility of this type. The HVAC system has been selected to include energy efficient chillers that will provide improved energy efficiency over a baseline design. We are exploring all possibilities of acquiring and using locally available material to the extent feasible. The grading plan has been designed to minimize import and export of dirt with any needed fill being provided by local materials and any excess structurally unsuitable material being used on site for construction of earthen berms.

Loudoun County Department of Planning (Joe Gorney) Comments:

Comment	Response
1. Staff recommends that the applicant avoid or minimize impacts to Green Infrastructure resources and integrate these resources into the development plan, where feasible. Staff further recommends an alternative to the proposed Stormwater Management Pond in the eastern portion of the site so that the wetlands are maintained.	Impact to existing trees is depicted on the Site Plan. We recognize and appreciate the desire to preserve trees and existing trees will be saved wherever possible. Wetlands will not be impacted by new construction. See Sheet 3 of 3 for corrected delineation of wetland area.
2. Staff recommends that the applicant depict and label all buildings to be included in Phase 2 and any buildings in Phase 3, if known, on the Concept Development Plan (CDP). Each sheet in the CDP should delineate the limits of the Special Exception.	Shown on Sheet 1, 3, and the Attachment.
3. Staff recommends that the applicant provide scaled section views of each building, which illustrate the buildings' relationships to surrounding uses, the topography, and roadways, including the recreational fields of Phil Bolen Park and Crosstrail Boulevard. The applicant should also describe the expected height of each building and provide information regarding the following: <ul style="list-style-type: none"> • Buffers and screening; • The use of berms, if applicable; • Plant materials; • Views from adjacent roadways and Phil Bolen Park; and • Fences 	<p>Scaled views of each building can be seen in Illustrations A001 through A004. Illustrations A001 and A002 are views from future Crosstrail Boulevard and Phil Bolen Park. The expected height of each Phase II building is as follows:</p> <p>Intake: 24'-4" Connector Corridors w/ Mechanical Hub: 17'-8" Housing Unit 1: 27'-9" Housing Unit 2: 27'-9"</p> <p>Buffers, screening, plant material, and berms will be used the maximum extent possible taking into consideration the delicate balance for public access and the extraordinary need for detention security. Fences are required to meet strict detention security requirements and match Phase I fences.</p>
4. Staff recommends that the applicant incorporate various means to lessen the perceived mass of each building from public rights-of-way, including stepping back successive floors, if feasible.	<p>Consideration has been given to massing by:</p> <ol style="list-style-type: none"> 1. Reducing the Intake Addition from two stories to one story. 2. Making the wings narrower to reduce the roof heights. 3. Starting the standing seam metal roofing closer to the top of the cell modules and reduced the overall height by 1'-4". 4. Eliminating roofing at the center of the housing buildings, thus reducing the overall height of the buildings by 3'-0" 5. Lowering the wall heights at the outdoor activity areas, utilizing a flat roof design to reduce the mass of the building. 6. Introducing building material variation (Brick and Splitface Concrete Block) to reduce mass of buildings. <p>The detention housing units are the only buildings with two floors and due to the nature of detention cells, it is not practical to step back successive floors.</p>

<p>5. Staff recommends that the applicant consider the criteria of the LEED Rating System during site planning and development.</p>	<p>Although LEED certification is not a specific goal of this project, the design is based on a number of sustainable features that are consistent with LEED guidelines. Examples of these features include building configuration, glazing and site orientation that insure significant natural day-lighting being provided in the day rooms and each individual cell. Additionally we are pursuing an exterior envelope that is higher in efficiency of thermal transfer resistance than that of an ordinary facility of this type. The HVAC system has been selected to include energy efficient chillers that will provide improved energy efficiency over a baseline design. We are exploring all possibilities of acquiring and using locally available material to the extent feasible. The grading plan has been designed to minimize import and export of dirt with any needed fill being provided by local materials and any excess structurally unsuitable material being used on site for construction of earthen berms.</p>
<p>6. Staff recommends that the applicant incorporate LID techniques into the proposed project.</p>	<p>BMP approach will use Minimum Standard 3.07-18 according to the Virginia Stormwater Management Handbook, 1999 edition. This includes an extended Detention Basin with a sediment fore-bay. A grass swale will be used outside of the secure fence area to the south to convey stormwater to the pond.</p>
<p>7. Staff recommends that the applicant depict the pedestrian and bicycle network on the CDP with special attention to pedestrian and bicycle connections along Crosstrail Boulevard.</p>	<p>Future connectivity to Crosstrail Boulevard will be predicated by future development. The nature of the detention center provides does not lend itself to general public access. Consideration, however, will be given to the delicate balance for public access and the extraordinary need for detention security.</p>
<p>8. Staff recommends the applicant provide specific information regarding the provision of water and sewer to the site.</p>	<p>See appended Letter from the Town of Leesburg.</p>
<p>9. Staff recommends that the applicant commit to lighting that is downward directed, is fully shielded, provides a glare free environment, is confined to the site, and illumination levels that are no greater than necessary for a light's intended purpose. All lighting should be designed to preclude light trespass onto adjoining properties, glare to passersby, skyglow, and deterioration of the nighttime environment.</p>	<p>All lighting shall be designed to preclude light trespass onto adjoining properties, glare to passersby, skyglow, and deterioration of the nighttime environment. All sources of glare will not cause illumination in excess of 0.25 foot candles above background light levels as measured from the boundary line of the parcel. Lighting information can be viewed in Illustrations L001 and L002 and lighting details. The following applies to the layout of the new perimeter pole lights and their light projection: The red outline shows the coverage at 1 FC, blue @ 0.5 FC, and green @ 0.25 FC. In accordance with Section 5-638, the maximum height of pole-mounted exterior lighting shall be 25 feet.</p>
<p>10.</p>	<p>Note: The Expansion Table on page 2 should show the number of cells in Phase II at 208.</p>

Loudoun County Office of Transportations Services (Lou Mosurak) Comments:

Comment	Response																				
<p>1. The Applicant should clarify the amount and type of proposed uses within the limits of the special exception area (i.e., specify the amount of square footage proposed for expanded prison uses and the amount of square footage proposed for the Magistrate's office addition), including the areas labeled on the plat as "Phase II Building and Parking Expansion Area" and "Intake Addition." Please clarify whether the trip generations totals contained in the traffic study are inclusive of all of the uses proposed under this SPEX application.</p>	<p>Square footages of the Phase II buildings are shown on the appropriate sheets as follows:</p> <table border="1" data-bbox="846 302 1187 457"> <thead> <tr> <th>Phase I</th><th>Sq Feet</th></tr> </thead> <tbody> <tr> <td>Support Building:</td><td>44,344</td></tr> <tr> <td>General Housing:</td><td>10,638</td></tr> <tr> <td>Special Housing:</td><td>9,835</td></tr> <tr> <td>Female Housing:</td><td>7,874</td></tr> </tbody> </table> <table border="1" data-bbox="846 464 1187 667"> <thead> <tr> <th>Phase II</th><th>Sq Feet</th></tr> </thead> <tbody> <tr> <td>Intake (which includes: 3,123 SF for Magistrate)</td><td>36,419</td></tr> <tr> <td>Connector Corridors w/ Mechanical Hub:</td><td>5,611</td></tr> <tr> <td>Housing Unit 1:</td><td>31,952</td></tr> <tr> <td>Housing Unit 2:</td><td>38,182</td></tr> </tbody> </table> <p>Trip generations are inclusive of all of the uses proposed under this SPEX application.</p>	Phase I	Sq Feet	Support Building:	44,344	General Housing:	10,638	Special Housing:	9,835	Female Housing:	7,874	Phase II	Sq Feet	Intake (which includes: 3,123 SF for Magistrate)	36,419	Connector Corridors w/ Mechanical Hub:	5,611	Housing Unit 1:	31,952	Housing Unit 2:	38,182
Phase I	Sq Feet																				
Support Building:	44,344																				
General Housing:	10,638																				
Special Housing:	9,835																				
Female Housing:	7,874																				
Phase II	Sq Feet																				
Intake (which includes: 3,123 SF for Magistrate)	36,419																				
Connector Corridors w/ Mechanical Hub:	5,611																				
Housing Unit 1:	31,952																				
Housing Unit 2:	38,182																				
<p>2. The plat is unclear as to the location of the entrance to the Phase II ADC expansion area. Please clarify/confirm whether Phase II will be accessed via the existing ADC entrance at the end of Loudoun Center Place or if alternate access is proposed via an extension to the existing driveway serving the Juvenile Detention Center (JDC)/Central Kitchen Facility.</p>	<p>Access to Phase II buildings will be the same as Phase I and the entrance has been highlighted on the appropriated sheets.</p>																				
<p>3. Although the traffic study assumed a 5% annual growth rate for background traffic, it is quite likely that traffic on Sycolin road will increase more quickly than the study anticipated once the VDOT paving project is completed (anticipated late 2009) and a paved roadway is in place all the way to Route 659 in Ashburn. PM peak hour trips are especially likely to increase as Sycolin road will provide an alternative for westbound commuters currently using either Route 7 or the Dulles Greenway. Additionally, staff notes a significant increase in the number of trips on Loudoun Center Place (+700 VDP) in just the five-month period between April and September 2007. Installation of a traffic signal at the intersection of Sycolin road and Loudoun Center Place – which is recommended by the traffic study due to the projected increase in background traffic – should therefore be considered sooner rather than later, perhaps as part of this application. Given that public funds will likely be used to design and install the signal, the question becomes with which County project the signal should be included. OTS staff is available to meet and discuss this issue with the appropriate parties.</p>	<p>Traffic signals are not part of Phase II. The Traffic Study indicates there are no significant negative impacts to the roadway network due to the traffic generated by this project. A traffic signal at this intersection is shown to not meet peak hour traffic warrants based on 2010 and 2020 Future Background traffic volumes following the Manual of Uniform Traffic Control Devices guidelines, and a traffic signal is not projected to be triggered by additional traffic generated by this proposed development.</p>																				
<p>4. Conclusion OTS has no objection to the approval of this application. The County should conduct a traffic signal warrant study for the intersection of Sycolin road and Loudoun Center Place and install the signal if warranted.</p>	<p>Based on the Study conclusions indicated in the response to question 3 above, and considering that the ADC Phase II will be operational in late 2009, it is felt that consideration of a traffic signal not be tied to the completion of this project. OCC will work with the Office of Transportation to identify the appropriate future project that will review the need for the traffic signal.</p>																				

Loudoun County Division of Environmental Health (Jeff Widmeyer) Comments:

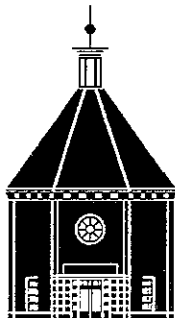
<i>Comment</i>	<i>Response</i>
Recommends Approval	

Loudoun County Department of Fire, Rescue and Emergency Management (Maria Figueroa Taylor) Comments:

<i>Comment</i>	<i>Response</i>
No objection to the application as presented.	

Town of Leesburg, Virginia (Scott Parker Consolidation of Engineering (Tom Mason), Leesburg Executive Airport (Tim Deike), Utilities Department (Lyle Fisher), and Police Department (Officer C.F. Tidmore, LPD)) Comments:

<i>Comment</i>	<i>Response</i>
1. Land Use: Recommendation: The application can be approved, provided the items referenced within this report are addressed satisfactorily, including acknowledgement of the aforementioned roads.	The aforementioned roads are not within the confines of this Special Exception and should not be shown.
2. Traffic and Transportation: Recommendation: We suggest that the applicant provide the proposed locations of an extended Miller Drive and an extended Kincaid Boulevard, as was presented within the former school site plans proposed for the Cangiano property.	Miller Drive and an extended Kincaid Boulevard are not within the confines of this Special Exception and should not be shown.
3. Utilities: Recommendation: The Utilities Department has no objections to the application, provided the following issues are addressed: a. Relocate the proposed waterline loop clear of the fence to ensure it is readily accessible by Town personnel. b. Acknowledge that at such time the plan is approved, the applicant will pay the appropriate pro-rata fees established for the Lower Sycolin Sewer Shed Sanitary Sewer Conveyance System (Lower Sycolin Pump Station D) as per Town Resolution 2005-182 adopted November 8, 2005. c. Include in the site design a portion of gravity sewer system to anticipate the site's future gravity outfall to the Lower Sycolin Pump Station.	a. Proposed waterline is located clear of the fence. b. Jim Rauch, LCOCC, acknowledges fee requirements, which will be paid. c. The future gravity outfall to Lower Sycolin Pump Station is shown on the Site Plan Attachment.
4. Leesburg Executive Airport: Recommendation: The applicant must ensure that all lighting is in a fixed horizontal position, and shall not shine upward.	All lighting is in a fixed horizontal position, and shall not shine upward. Lighting information can be viewed in Illustrations L001 and L002 and light details. The following applies to the layout of the new perimeter pole lights and their light projection: The red outline shows the coverage at 1 FC, blue @ 0.5 FC, and green @ 0.25 FC. In accordance with Section 5-638, the maximum height of pole-mounted exterior lighting shall be 25 feet.
5. Police Department: Recommendation: As a result of potential increases in the movement of recently released persons, it is suggested that the future Crosstrail Boulevard be used as an access point to the ADC area. As a result, local transportation could install and utilize bus stops for pick up and drop off of citizens at the facility. Furthermore, a transportation plan should [to] be created to make pedestrian access to the facility safe for the general public.	Future Crosstrail Boulevard will be used as an access point to the ADC area upon completion of Phase III. With the completion of Crosstrail Boulevard, as much as possible will be done to provide public to the ADC.
6.	Note: The Expansion Table on page 2 should show the number of cells in Phase II at 208.



The Town of
**Leesburg,
Virginia**

RANDOLPH W. SHOEMAKER
Director
Department of Utilities

25 West Marker Street ■ P.O. Box 88 ■ 20178 ■ 703-771-2750 ■ Metro: 703-478-1821 ■ Fax: 703-737-7185 ■ www.leesburgva.gov

September 17, 2007

Mr. Michelle L. Frazier, ASCE
HSMM
1155 21st Street, NW, Suite 1000
Washington, DC 20036

Re: Loudoun County ADC – Phase II
Water and Sanitary Sewer System Modeling

LMIS # SPEX 2007-0032

Dear Mr. Frazier:

WATER SYSTEM

As per your August 28, 2007 request, the Utilities Department has analyzed the Town water system's capacity to serve future Loudoun County ADC Phase II. The modeling assumes two simultaneous points of connection to the waterline on-site, as indicated on the attached map. The results of the analyses are as follows:

<u>Condition</u>	Node 1910686		Node 1910688	
	<u>HGLE(feet)</u>	<u>P(psi)</u>	<u>HGLE(feet)</u>	<u>P(psi)</u>
Average Day Demand	554.89	86.65	554.89	92.29
Maximum Day Demand	554.25	86.37	554.25	92.01
Peak Hour Demand	553.14	85.89	553.14	91.53

Maximum Day Demand plus fire flows:

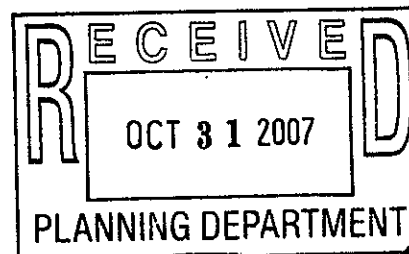
Node 1910686 (Elev. – 355.00')

Q ₁ = 0	H ₁ = 199.13	Q ₂ = 750	H ₂ = 154.94	Q ₃ = 1,250	H ₃ = 46.32
--------------------	-------------------------	----------------------	-------------------------	------------------------	------------------------

Node 1910688 (Elev. – 342.00')

Q ₁ = 0	H ₁ = 212.13	Q ₂ = 750	H ₂ = 167.13	Q ₃ = 1,300	H ₃ = 56.42
--------------------	-------------------------	----------------------	-------------------------	------------------------	------------------------

The values of Q(flow) and H(head) are in units of gpm and feet respectively.



A-108

SANITARY SEWER

The Town's sanitary sewer system was evaluated **downstream of Loudoun County ADC Phase II** considering the additional flow of **28,000 gpd** (256 Inmates and 54 staff) to manhole 191281. The analysis indicates adequate capacity to handle the additional flow in the sanitary sewer system downstream of manhole 191281 to the Airport Sewage Pump Station and ultimately to the Water Pollution Control Facility.

With the added flow from **Loudoun County ADC Phase II**, the Airport Sewage Pump Station will only have **60,000 gpd reserve capacity**. Future development on the County Support Facility site will be evaluated on a case-by-case basis, dependent upon the status of Oaklawn development and the remaining pump station capacity.

Please note that this letter is not an approval, endorsement or acceptance of the proposed development. As a matter of policy, the Town of Leesburg does not commit plant capacity prior to collection of availability fees and this letter is not a commitment for availability of capacity. Please feel free to call me at 703-771-2750 with any questions.

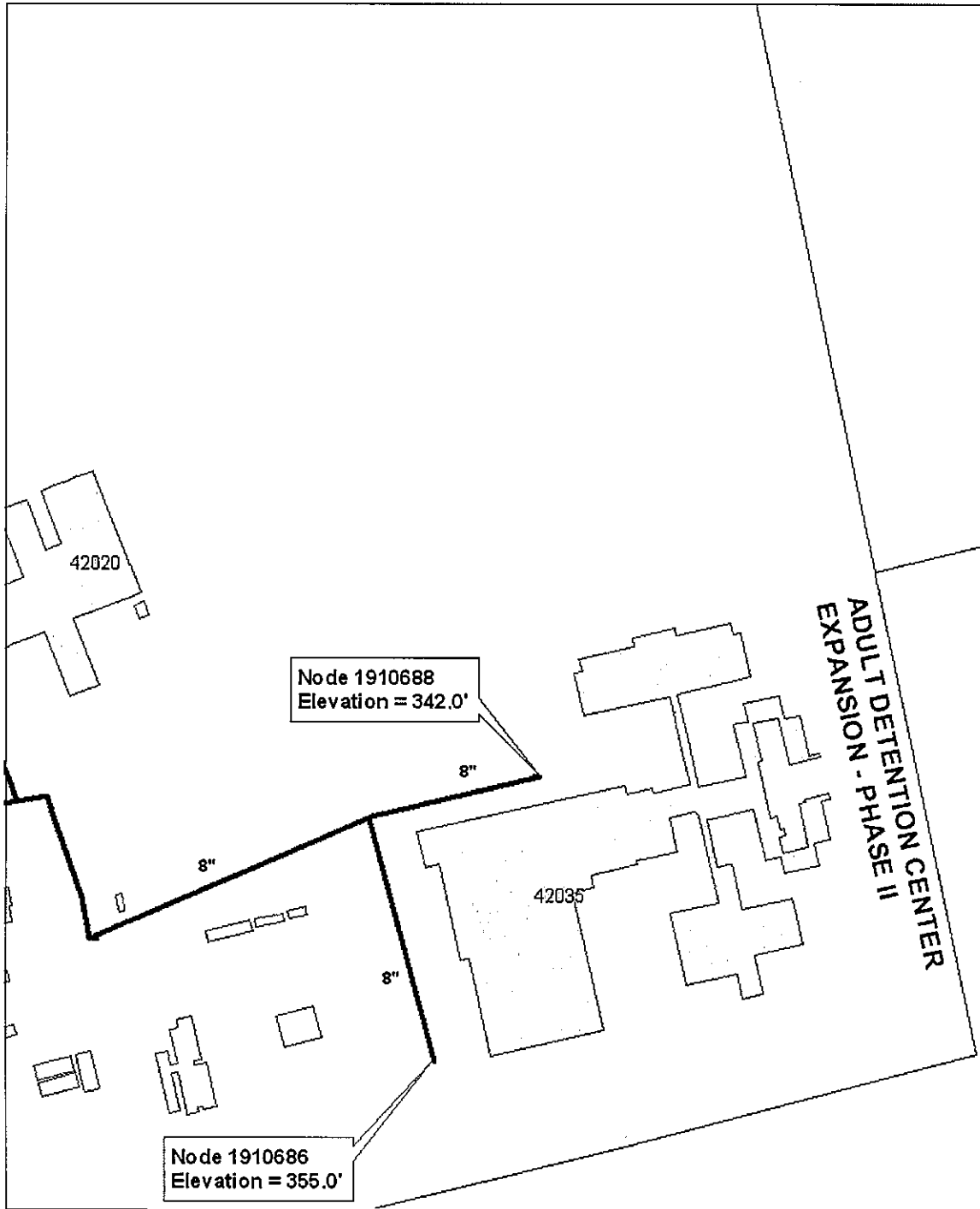
Sincerely,



Lyle S. Fisher, P.E.
Utilities Engineer
Enclosures

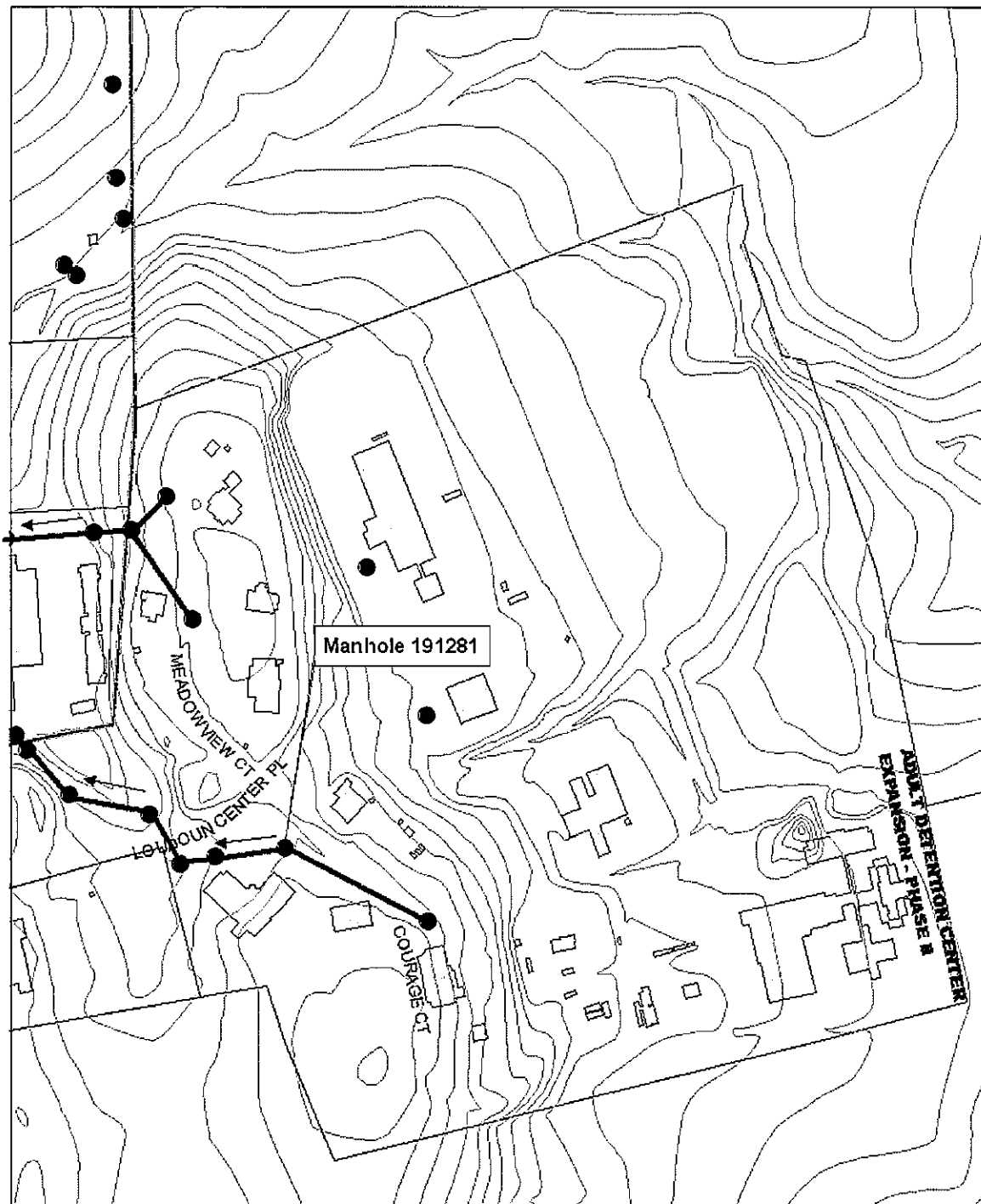
c: Randolph W. Shoemaker, Director of Utilities

A-107



Adult Detention Center Expansion - Phase II
September 13, 2007
Town of Leesburg Utilities Note: Elevations are approximate and not field verified. Town accepts no responsibility for the accuracy or validity of elevations. N

A-110



ADC Expansion - Phase II (Sanitary Outfall)

September 13, 2007
Town of Leesburg Utilities Note: Elevations are approximate and not field verified. Town accepts no responsibility for the accuracy or validity of elevations. N

A-III

Average Day

H2ONET - Output Report Manager

New Remove Refresh All Remove All Hide Junction Report [*Active*:Standard]

Junction Report [*Active*:Standard]

11:00 hrs

	ID	Demand (gpm)	Elevation (ft)	Grade (ft)	Pressure (psi)
1517	1910626	0.00	355.00	554.89	86.65
1518	1910628	0.00	355.00	554.89	86.65
1519	1910630	0.00	400.00	554.89	67.14
1520	1910632	0.00	365.00	554.89	82.32
1521	1910634	0.00	350.00	554.89	88.82
1522	1910636	0.00	400.00	554.89	67.14
1523	1910638	0.00	397.00	554.89	68.44
1524	1910640	0.00	400.00	554.89	67.14
1525	1910642	0.00	398.00	554.89	68.01
1526	1910680	0.00	398.00	554.89	68.01
1527	1910682	0.00	398.00	554.89	68.01
1528	1910684	0.00	360.00	554.89	84.48
1529	1910686	0.00	355.00	554.89	86.65
1530	1910688	0.00	342.00	554.89	92.29
1531	1910690	0.00	385.00	554.89	73.65
1532	1911500	0.00	296.00	554.87	112.22
1533	1911502	0.00	288.00	554.87	115.69

Maximum Day

H2ONET - Output Report Manager

New Remove Refresh All Remove All Hide Junction Report [*Active*:Standard]

Junction Report [*Active*:Standard]

28:00 hrs

	ID	Demand (gpm)	Elevation (ft)	Grade (ft)	Pressure (psi)
1519	1910630	0.00	400.00	554.25	66.87
1520	1910632	0.00	365.00	554.25	82.04
1521	1910634	0.00	350.00	554.25	88.54
1522	1910636	0.00	400.00	554.25	66.87
1523	1910638	0.00	397.00	554.25	68.17
1524	1910640	0.00	400.00	554.25	66.87
1525	1910642	0.00	398.00	554.25	67.73
1526	1910680	0.00	398.00	554.25	67.73
1527	1910682	0.00	398.00	554.25	67.73
1528	1910684	0.00	360.00	554.25	84.21
1529	1910686	0.00	355.00	554.25	86.37
1530	1910688	0.00	342.00	554.25	92.01
1531	1910690	0.00	385.00	554.25	73.37
1532	1911500	0.00	296.00	554.20	111.93
1533	1911502	0.00	288.00	554.20	115.40
1534	1911504	0.00	290.00	554.20	114.53
1535	1911506	0.00	317.00	554.20	102.82

Peak Hour

A-112

H2ONET - Output Report Manager

New Remove Refresh All Remove All Hide Junction Report [*Active*:Standard]

Junction Report [*Active*:Standard]

19:00 hr

	ID	Demand (gpm)	Elevation (ft)	Grade (ft)	Pressure (psi)
1519	1910630	0.00	400.00	553.14	66.39
1520	1910632	0.00	365.00	553.14	81.56
1521	1910634	0.00	350.00	553.14	88.06
1522	1910636	0.00	400.00	553.14	66.39
1523	1910638	0.00	397.00	553.14	67.69
1524	1910640	0.00	400.00	553.14	66.39
1525	1910642	0.00	398.00	553.14	67.25
1526	1910680	0.00	398.00	553.14	67.25
1527	1910682	0.00	398.00	553.14	67.25
1528	1910684	0.00	360.00	553.14	83.73
1529	1910686	0.00	355.00	553.14	85.89
1530	1910688	0.00	342.00	553.14	91.53
1531	1910690	0.00	385.00	553.14	72.89
1532	1911500	0.00	296.00	553.03	111.42
1533	1911502	0.00	288.00	553.03	114.89
1534	1911504	0.00	290.00	553.03	114.02
1535	1911506	0.00	317.00	553.03	102.32

Maximum Day Plus Fire Flow (1.0 gpm)

H2ONET - Output Report Manager

Simultaneous Fireflow [*Active*:Simultaneous Fireflow]

New Remove Refresh All Remove All Hide

Junction Report [*Active*:Simultaneous Fireflow] Simultaneous Fireflow [*Active*:Simultaneous Fireflow]

12:00 hrs

	ID	Baseline Demand (gpm)	Baseline Pressure (psi)	Fire-Flow Demand (gpm)	Combined Demand (gpm)	Residual Pressure (psi)
1	1910686	0.00	86.32	1.00	1.00	86.32
2	1910688	0.00	91.96	1.00	1.00	91.96

H2ONET - Output Report Manager

Junction Report [*Active*:Simultaneous Fireflow]

New Remove Refresh All Remove All Hide

Junction Report [*Active*:Simultaneous Fireflow]

12:00 hrs

	ID	Demand (gpm)	Elevation (ft)	Grade (ft)	Pressure (psi)
1520	1910632	0.00	365.00	554.13	81.99
1521	1910634	0.00	350.00	554.13	88.49
1522	1910636	0.00	400.00	554.13	66.81
1523	1910638	0.00	397.00	554.13	68.11
1524	1910640	0.00	400.00	554.13	66.81
1525	1910642	0.00	398.00	554.13	67.68
1526	1910680	0.00	398.00	554.13	67.68
1527	1910682	0.00	398.00	554.13	67.68
1528	1910684	0.00	360.00	554.13	84.15
1529	1910686	1.00	355.00	554.13	86.32
1530	1910688	1.00	342.00	554.13	91.96
1531	1910690	0.00	385.00	554.13	73.32
1532	1911500	0.00	296.00	554.07	111.87
1533	1911502	0.00	288.00	554.07	115.34
1534	1911504	0.00	290.00	554.07	114.48
1535	1911506	0.00	317.00	554.07	102.77
1536	1911508	0.00	320.00	554.07	101.47

A-114

Maximum Day Plus Fire Flow (750 gpm)

H2ONET - Output Report Manager

New Remove Refresh All Remove All Hide Simultaneous Fireflow [*Active*:Simultaneous Fireflow]

Junction Report [*Active*:Simultaneous Fireflow] Simultaneous Fireflow [*Active*:Simultaneous Fireflow]

12:00 hrs

	ID	Baseline Demand (gpm)	Baseline Pressure (psi)	Fire-Flow Demand (gpm)	Combined Demand (gpm)	Residual Pressure (psi)
1	1910686	0.00	86.32	750.00	750.00	60.77
2	1910688	0.00	91.96	750.00	750.00	66.06

H2ONET - Output Report Manager

New Remove Refresh All Remove All Hide Junction Report [*Active*:Simultaneous Fireflow]

Junction Report [*Active*:Simultaneous Fireflow]

12:00 hrs

	ID	Demand (gpm)	Elevation (ft)	Grade (ft)	Pressure (psi)
1	1910686	750.00	355.00	495.19	60.77
2	1910688	750.00	342.00	494.38	66.06
3	1910200	66.52	400.00	542.41	61.73
4	2320310	51.31	320.00	458.11	59.87
5	2310910	48.31	332.00	471.04	60.27
6	2320820	39.91	362.00	461.61	43.18
7	1880730	39.82	319.00	467.74	64.48
8	2710350	38.01	382.00	541.32	69.07
9	2720140	38.01	359.00	543.27	79.88
10	2710030	38.01	400.00	540.78	61.03
11	1880950	38.01	330.00	465.88	58.91
12	2310260	36.11	335.00	540.69	89.17
13	2311330	35.96	347.00	468.66	52.74
14	2311250	35.16	339.00	469.58	56.61
15	2320660	34.59	360.00	460.79	43.69
16	2700110	34.38	395.10	540.13	62.87
17	2300580	33.83	351.00	471.83	52.38

A-115

Maximum Day Plus Fire Flow (1,250 and 1,300 gpm)

H2ONET - Output Report Manager

Simultaneous Fireflow [*Active*:Simultaneous Fireflow]

New Remove Refresh All Remove All Hide

Junction Report [*Active*:Simultaneous Fireflow] Simultaneous Fireflow [*Active*:Simultaneous Fireflow]

12:00 hrs

	ID	Baseline Demand (gpm)	Baseline Pressure (psi)	Fire-Flow Demand (gpm)	Combined Demand (gpm)	Residual Pressure (psi)
1	1910686	0.00	86.32	1,250.00	1,250.00	20.08
2	1910688	0.00	91.96	1,300.00	1,300.00	24.46

H2ONET - Output Report Manager

Junction Report [*Active*:Simultaneous Fireflow]

New Remove Refresh All Remove All Hide

Junction Report [*Active*:Simultaneous Fireflow]

12:00 hrs

	ID	Demand (gpm)	Elevation (ft)	Grade (ft)	Pressure (psi)
1	1910686	1,250.00	355.00	401.32	20.08
2	1910684	0.00	360.00	410.25	21.78
3	1910614	0.00	360.00	410.25	21.78
4	1910688	1,300.00	342.00	398.42	24.46
5	1882216	0.00	402.00	467.06	28.20
6	1470300	0.00	401.00	467.21	28.70
7	1470302	0.00	400.00	467.21	29.14
8	1882214	0.00	400.00	467.26	29.16
9	1470344	0.00	400.00	467.29	29.17
10	1470124	0.00	398.20	467.37	29.99
11	1470020	0.00	396.00	466.92	30.74
12	1470316	0.00	395.00	467.33	31.36
13	1470312	0.00	394.00	467.33	31.79
14	1882206	0.00	393.00	466.83	32.01
15	1881860	0.00	390.00	466.51	33.17
16	1882204	0.00	390.00	466.55	33.19
17	1882208	0.00	390.00	466.81	33.30

A-116

TREETWORK™

DESCRIPTION

The MFT Landau's superior beam utilization and specialized distribution make it ideal for parking areas, auto dealerships, tennis courts and other general offstreet area/site lighting applications. U.L. listed.

Catalog #	MFT40MW7FTGMAIR	Type	
Project		Date	
Comments			
Prepared by		09/13/2007	

SPECIFICATION FEATURES

A ... Housing

Formed aluminum housing. ANSI wattage/source label.

B ... Reflector

Anodized, specular aluminum reflector is field-rotatable for forward or side throw illumination.

C ... Gasketing

High temperature door gasket.

D ... Door

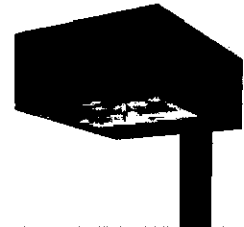
Extruded aluminum hinged door with tempered-glass lens and captive retaining screws.

E ... Ballast

Removable ballast assembly with quick disconnect.

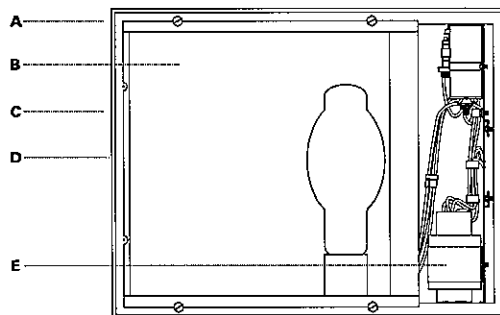
Finish

Standard polyester powder coat finish in bronze. For more color options see optional colors or consult your Streetworks representative for more information.

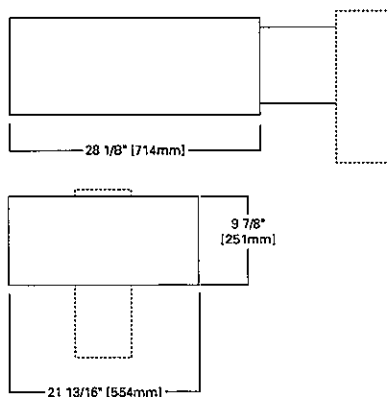


MFT LANDAU

320-1000W
Metal Halide
High Pressure Sodium
Super Metal Halide
AREA LUMINAIRE

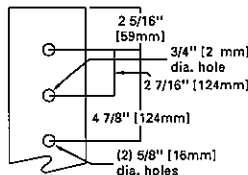


DIMENSIONS



DRILLING PATTERN

TYPE "M"



DARK SKY
COMPLIANT **FCO**
Full Cutoff

SHIPPING DATA

Approximate Net. Weight:
62 lbs. (28.12 kgs.)

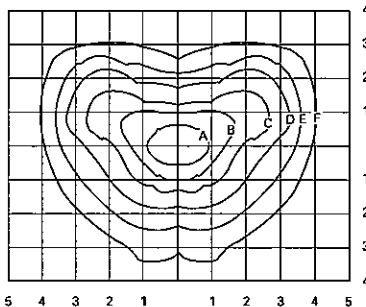


COOPER Lighting
www.cooperlighting.com

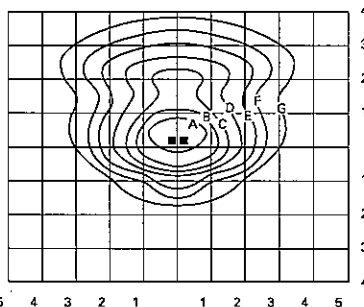
Specifications and Dimensions subject to change without notice.
Consult your representative for additional options and finishes.

ADW042142
07/19/2007 9:36:16 AM

A-117

**MFT91M3D.IES**

1 -Watt MH
11 -Lumen Lamp
Type III MCO

**MFT91MFT.IES [Qty. 2]**

1 -Watt MH
11 -Lumen Lamp
Forward Throw

FOOTCANDLE TABLE

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines						
	A	B	C	D	E	F	G
MFT91M3D.IES							
1 2'	5	2	1	5	2	1	.5
MFT91MFT.IES							
2 2'	5	2	1	5	2	1	.5

ORDERING INFORMATION

MFT40MW7FTGM AIR

MFT	40	M	W	7	FT	GM AIR
-----	----	---	---	---	----	--------

Product Family
MFT Landau

Lamp Wattage
40 400W

Lamp Type ¹
M Metal Halide

Ballast Type ¹
W CWA

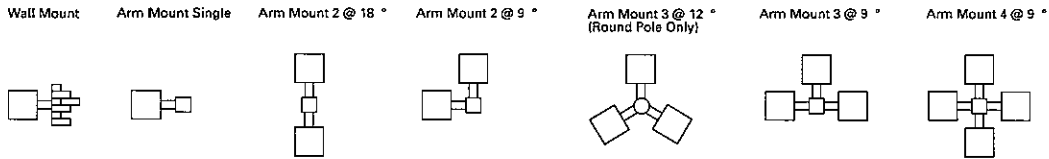
Voltage ¹
7 277V

Distribution
FT Forward Throw

Options
GM Graphite Metallic
AIR Arm Included for Round Pole

Notes: ¹ Refer to the technical section for lamp/ballast voltage compatibility.

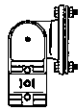
MOUNTING CONFIGURATIONS



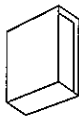
E.P.A. TABLE							
		SINGLE					
	DRILL PATTERN	[W/Arm where applicable]	2 @ 18 °	2 @ 9 °	3 @ 9 °	3 @ 12 °	4 @ 9 °
MFT	"M"	2.7	5.4	6	8.5	8.5	9.75

NOTE: 1 Assumes 12" arm for 9 ° and 12 ° mounting configurations, 6" for all else.

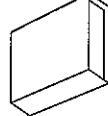
MOUNTING SYSTEMS



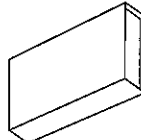
OA1 9
Slipfitter for tenon mount 2 3/8" O.D.



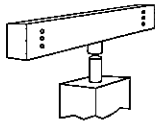
OA1156
6" rectangular arm for square pole



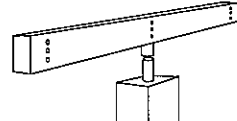
OA1157
12" rectangular arm for square pole



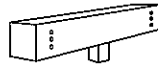
OA1158
18" rectangular arm for square pole



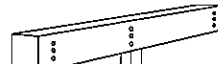
OA1159
Tenon-mounted cross-arm for two units. For 3 1/2" O.D. tenon.



OA116
Tenon-mounted cross-arm for three units. For 3 1/2" O.D. tenon.



ISBD--2L
Tenon-mounted cross-arm for two units. 4", 5", or 6" square pole top.



ISBD--3L
Tenon-mounted cross-arm for three units. 4", 5", or 6" square pole top.

NOTE: OA1156, OA1157, OA1158 or OA1161 must be ordered for each fixture when ordering OA1159, OA116, ISBD--2L or ISBD--3L. Other mounting configurations available. Consult factory. 6" arms (OA1156, OA1157) cannot be used to mount multiple fixtures at 9 °.

HPS-METAL HALIDE

1200-WP Series 12" Square

*Rustproof Vandal-Resistant Wall Luminaire
High Pressure Sodium 150W Max.
Metal Halide 150W Max.*



The lens, lamp orientation, and internal reflector in this wall-pack luminaire are designed to produce optimal light control directly in front of and along building walls. Engineered with materials offering the **highest resistance to rust, corrosion, and impact**. The polycarbonate housing is lightweight for easy installation and is non-conductive for safety during installation and relamping. Smooth exterior lens allows ease of cleaning, clear prismatic interior assures optimum lumen output, rounded corners for increased impact strength. Ideally suited as security or aesthetic lighting for the exterior walls of commercial and industrial buildings, schools, hospitals, public housing, and government installations.

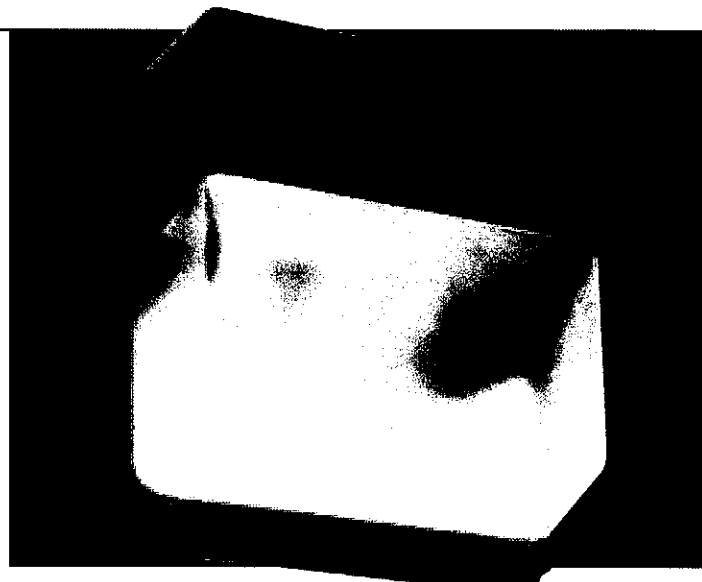
Specifications

Lens:	One piece, injection molded of UV-stabilized polycarbonate. Average thickness is $\frac{1}{8}$ ". Clear lens has a prismatic interior to soften the lamp image and is masked in bronze or white, high-temperature, weather-resistant polyurethane paint.
Base Plate:	Rustproof .080" 5052 H-32 tempered marine-grade aluminum.
Housing:	Injection molded of UV-stabilized reinforced bronze or white polycarbonate. Rear knockout for supply wire. Available with up to four threaded connections and plugs suitable for $\frac{1}{2}$ " conduit (specify conduit connections).
Gasket:	Lens gasket and mounting gasket are closed-cell neoprene rubber.
Socket:	Medium-base phenolic. HPS and MH types are 4kV pulse rated. Nickel-plated copper screw shell.
Reflector:	Formed of anodized aluminum with semi-specular finish.
Lamp: (optional)	Medium-base lamp uses HPS, MH.
Ballast:	High Pressure Sodium (HPS) is available in Normal Power Factor (NPF) or High Power Factor (HPF) 120V, 120/277V HPF, or 120/277/347V HPF. Metal Halide (MH) is available in NPF or Power Factor Converted (PFC) 70W 120V only. MH is also available in 277V NPF and HPF as well as multi-tap 120/277V HPF and 120/277/347V HPF.
Hardware:	Four stainless-steel 8-32 phillips truss head screws or tamperproof screws (TORX® type) attach lens to base plate.

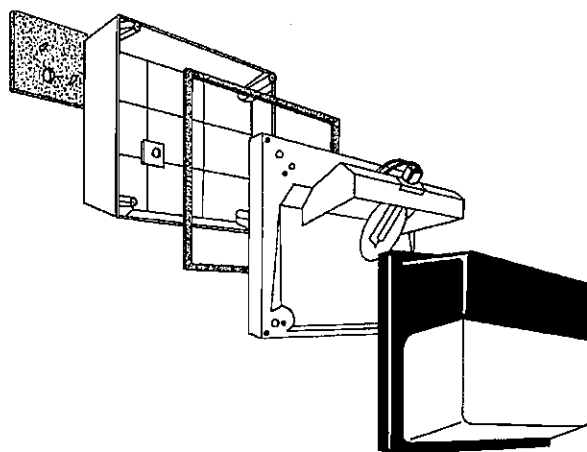
**UL and CUL Listed For Wet Locations.
CSA Certified For Indoor/Outdoor Use.**

All polycarbonate components meet Underwriters Laboratories 746C tests for polymeric material and carry a flammability rating of 94HB or better on lenses and the superior 94-5V rating on housings.

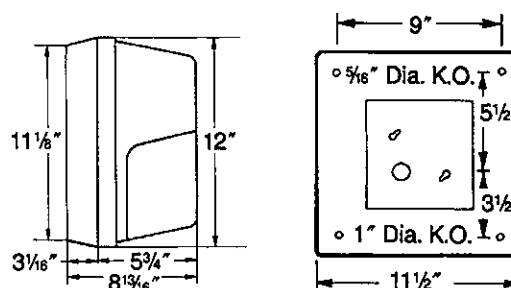
Luminaire Type _____
Catalog Number _____
Job Name _____
Approval _____



Exploded View



Dimensions



W_FHarris Lighting

Innovative Lighting Solutions Since 1970

P.O. Box 5023, Monroe, NC 28111-5023, USA
 (704) 283-7477 • (704) 283-6880 (FAX) • (800) 842-9345 (TOLL FREE)
 www.wfharris.com • e-mail: info@wfharris.com

A-120

HPS - METAL HALIDE

Ordering Information (Fill In Blanks For Complete Catalog Number)

Model	Housing	Watts-Lamp	Power Factor	Volts	Options	Conduit Connections
Model	Housing	Watts/ Lamp	Power Factor	Volts	Options	Conduit Connections
1200-WP	HZ-Bronze HW-White	50HPS 70HPS 100HPS 150HPS 70MH 100MH 150MH	NPF ¹ HPF	120 277 ² 120/277 ³ 120/277/347 ⁴	PC-Photo Control (Specify Voltage) LP-Lamp TPS-Tamperproof Screws OCB-Bronze Aluminum Outside Corner Bracket QRS-Quartz Restrike System for 100Q/DC Lamp QRSLP-Quartz Restrike System With 100Q/DC Lamp FS-Fuse and Holder 12H__-Housing. Please Specify Color Z-Bronze W-White	CRS-Right Side CLS-Left Side CT-Top CB-Bottom C4-All (Positions Based On Facing Luminaire)

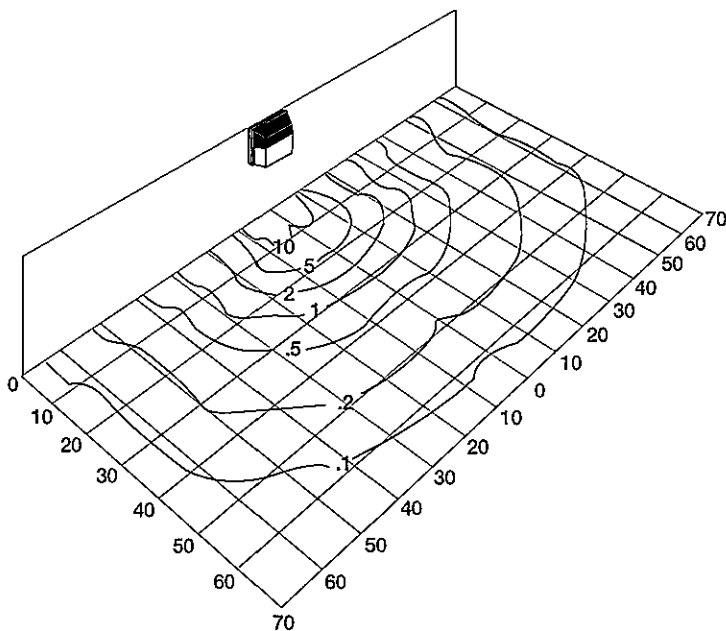
Accessories (Order Separately)
TPT-Tamperproof Screwdriver



¹120V only.
²Available with MH only.
³Dual-Tap for HPS and MH only.
⁴Not available with 50 HPS.

Light Distribution Pattern

Model 1200-WP-150-HPS
Wall Mounted 10' M.H.
Test Report No. 34811



Conversion Tables

Lamp	Lamp Conversion Factor	Mounting Height	Height Conversion Factor
150 HPS	1.00	8'	1.56
100 HPS	.59	10'	1.00
70 HPS	.36	12'	.69
50 HPS	.25	14'	.50
150 MH	.84	15'	.44
100 MH	.53		
70 MH	.35		

Using Conversion Table

TO ADJUST FOOTCANDLES (FC) SHOWN IN
DIAGRAM AT LEFT, USE FOLLOWING FORMULA
WITH LAMP CONVERSION FACTOR (LCF)
AND HEIGHT CONVERSION FACTOR (HCF):

$$\begin{aligned} \text{FC} \times \text{LCF} &= \text{FC with alternate lamp} \\ \text{FC} \times \text{HCF} &= \text{FC at alternate height} \\ \text{FC} \times \text{LCF} \times \text{HCF} &= \text{FC with alternate lamp} \\ &\quad \text{at alternate height} \end{aligned}$$

LENS, HOUSING, ALUMINUM BASE
PLATE CARRY A LIFETIME GUARANTEE.

Specifications Subject to Change Without Notice

Luminaire is Warranted to be Free of Defects in Materials
and Workmanship for One Year From Invoice Date.

MADE IN USA

WF Harris Lighting

Innovative Lighting Solutions Since 1970

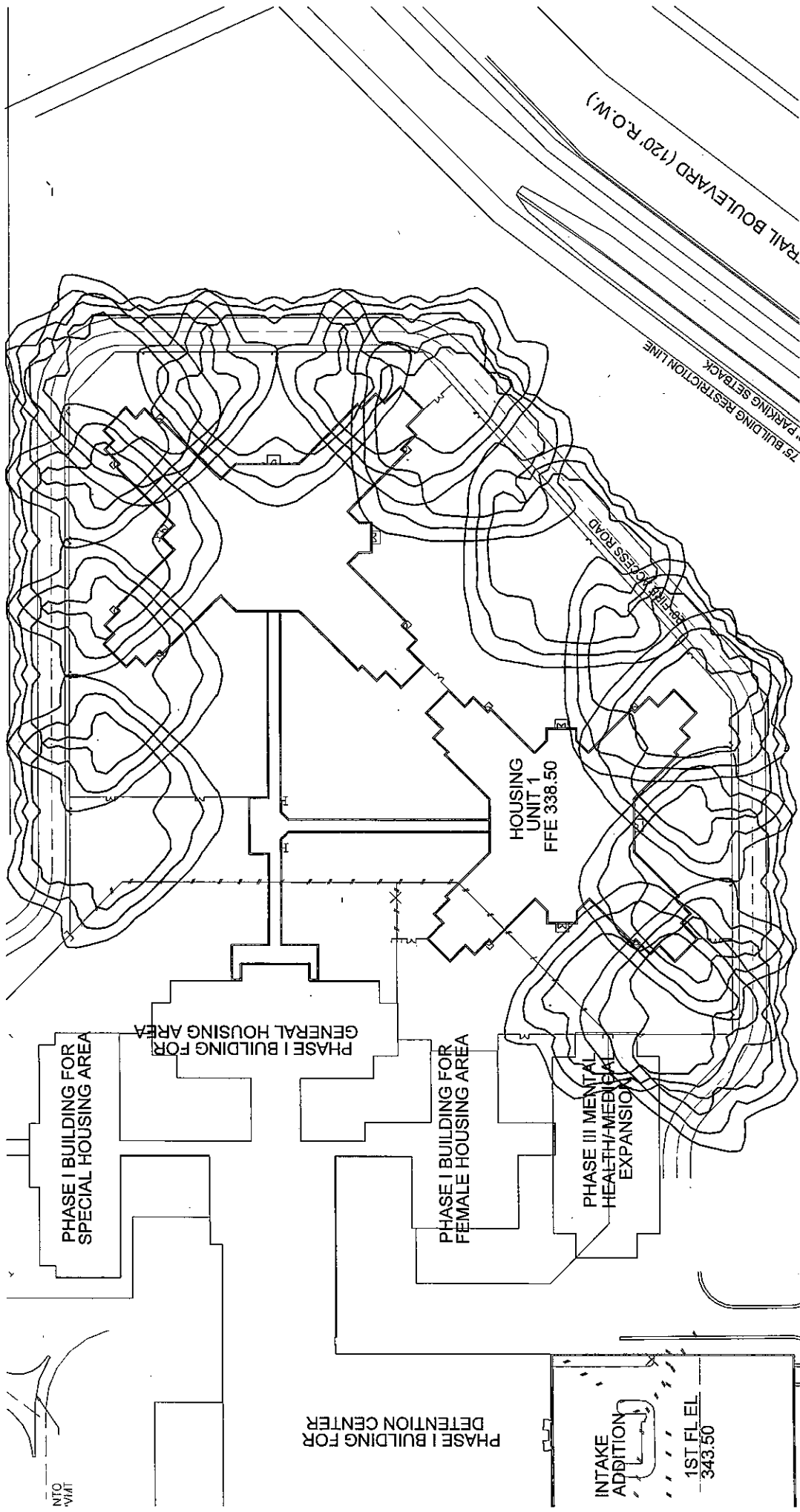
P.O. Box 5023, Monroe, NC 28111-5023, USA

(704) 283-7477 • (704) 283-6880 (FAX) • (800) 842-9345 (TOLL FREE)

www.wfharris.com • e-mail: info@wfharris.com

Printed in USA
Form 1538
04/05

A-121



LIGHT DISTRIBUTION